



## Detached Villa for sale in La Duquesa, Manilva

**1.298.000 €**Reference: R5287693   Bedrooms: 4   Bathrooms: 4   Plot Size: 782m<sup>2</sup>   Build Size: 231m<sup>2</sup>   Terrace: 107m<sup>2</sup>



## Costa del Sol, La Duquesa

Magnificent contemporary-style villa, recently built using high-quality materials, offering beautiful and relaxing views of the sea and green areas. Presented in impeccable condition and exceptionally well located in a quiet residential area, with supermarkets, restaurants, a gym, hairdresser, and other amenities just 200 metres away, 800 metres from the attractive Puerto de la Duquesa, and 500 metres from the magnificent beaches of Manilva, while the lively town of Sabinillas, with all kinds of shops and services, is only 1.5 km away. Thanks to its southeast orientation, the property enjoys sunshine throughout the day and stunning sunrise views every morning. The villa is distributed over two floors and features a spacious 46 m<sup>2</sup> garage for two vehicles located at the entrance of the property, as well as a large 15 m<sup>2</sup> storage room. It boasts a generous living-dining room with access to a spacious porch, which can easily be enclosed with glass curtains. All bedrooms are spacious and benefit from abundant natural light and privacy. Outstanding features include underfloor heating throughout the property, a high-quality water filtration system with pressure pump, electric shutters and blinds, mosquito screens on all windows, and a home automation system. The garden is very private and easy to maintain thanks to its high-quality artificial grass, and includes a swimming pool, exterior lighting, and a pleasant chill-out area, ideal for relaxation and outdoor living. This villa represents an exceptional opportunity that is hard to match and is highly recommended for viewing.



## Features:

<b>Caratteristiche</b>	<b>Orientamento</b>	<b>Climate Control</b>
Terrazza coperta	Est	Aria condizionata
Vicino ai mezzi di trasporto	Sud	Freddo a/c
Terrazza privata	Sud -est	Caldo a/c
TV satellitare		Riscaldamento centrale
Ripostiglio		Riscaldamento a pavimento
Bagno privato		Riscaldamento a pavimento nei bagni
Doppio vetro		
Armadi a muro		
Wifi		
Ripostiglio		
Barbecue		
Domotica		
Ristorante in loco		
Autobus di cortesia		
Vicino alla chiesa		
Fibra ottica		
<b>Viste</b>	<b>Collocamento</b>	<b>Condizione</b>
Mare	Area commerciale	Eccellente
Panoramica	Vicino al golf	
Campagna	Vicino al porto	
Giardino	Zona urbana	
Piscina	Vicino al mare	
	Vicino ai negozi	
	Vicino alla città	
	Vicino alle scuole	
	Suburban	
	Vicino al porto	
<b>Piscina</b>	<b>Mobilia</b>	<b>Cucina</b>
Privata	Opzionale	Completamente arredata
<b>Giardino</b>	<b>Sicurezza</b>	<b>Parcheggio</b>
Privato	Complesso residenziale privato	Garage
Paesaggistico	Sistema di allarme	Privato
Di facile manutenzione	Persiane elettriche	Coperto
	Citofono	Strada
		Più di uno
<b>Utility</b>	<b>Categoria</b>	
Elettricità	Case di vacanza	
Acqua potabile	Investimento	
Telefono	Fronte mare	
	Golf	
	Lusso	
	Rivendita	
	Contemporary	