



## 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>





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## 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:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
TV satellitare  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Wifi  
Ripostiglio  
Barbecue  
Domotica  
Ristorante in loco  
Autobus di cortesia  
Vicino alla chiesa  
Fibra ottica

### Viste

Mare  
Panoramica  
Campagna  
Giardino  
Piscina

### Piscina

Privata

### Giardino

Privato  
Paesaggistico  
Di facile manutenzione

### Utility

Elettricità  
Acqua potabile  
Telefono

### Orientamento

Est  
Sud  
Sud -est

### Collocamento

Area commerciale  
Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Suburban  
Vicino al porto

### Mobilia

Opzionale  
Sicurezza  
Complesso residenziale privato  
Sistema di allarme  
Persiane elettriche  
Citofono

### Categoria

Case di vacanza  
Investimento  
Fronte mare  
Golf  
Lusso  
Rivendita  
Contemporary

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c  
Riscaldamento centrale  
Riscaldamento a pavimento  
Riscaldamento a pavimento nei bagni

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Garage  
Privato  
Coperto  
Strada  
Più di uno