



R5190232

📍 San Luis de Sabinillas

REF# R5190232 310.000 €

BEDS

2

BATHS

2

BUILT

95 m²

TERRACE

20 m²

Spacious South-Facing 2-Bedroom Apartment in Exclusive Residencial Duquesa Fase 4, Manilva – Sun-Drenched Terrace, Upgraded Luxury, and Prime Coastal Location!

Elevate your lifestyle in this impeccably upgraded apartment in the prestigious gated community of Residencial Duquesa Fase 4, nestled in the serene coastal haven of Manilva on the Costa del Sol. Spanning 95 m² total (87 m² interior plus a 20 m² terrace), this first-floor, south-facing gem bathes in sunlight from dawn to dusk, offering the perfect blend of comfort, practicality, and Mediterranean charm. Just a short stroll from local amenities, Duquesa Marina's vibrant cafés and restaurants, and pristine sandy beaches, it's ideal for year-round living or blissful holidays in this family-friendly urbanisation renowned for its tropical gardens, multiple swimming pools, and paddle tennis courts.

Key Features:

Bright and Airy Layout: 2 bedrooms and 2 bathrooms, with thoughtful enhancements like an enlarged, modernised guest shower and mosquito sliding doors on the terrace and master bedroom for bug-free enjoyment.

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Outdoor Oasis: Expansive 20 m² terrace with glass curtains on the patio, front and side awnings for shade, and all-day sun – perfect for al fresco relaxation with sea breezes.

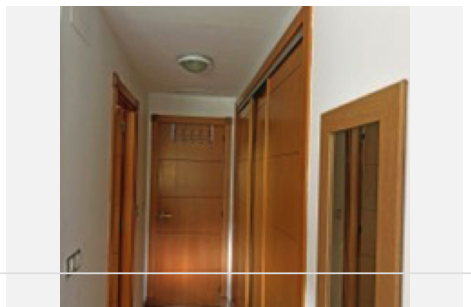
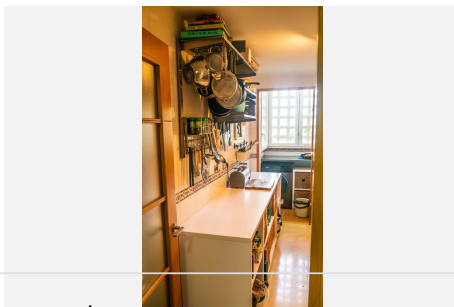
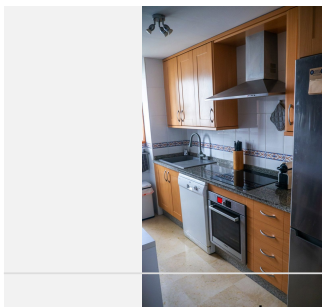
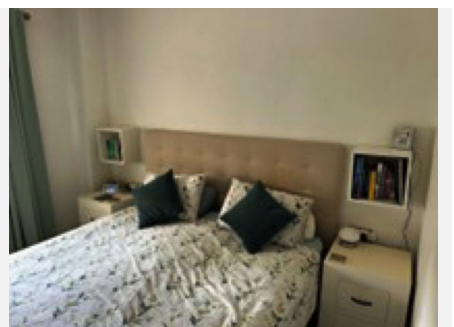
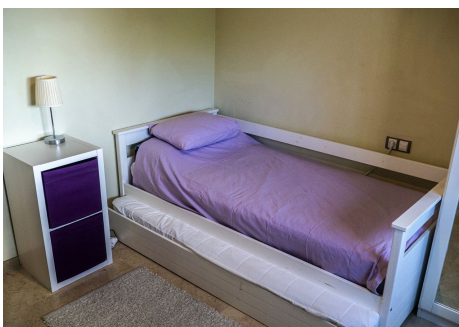
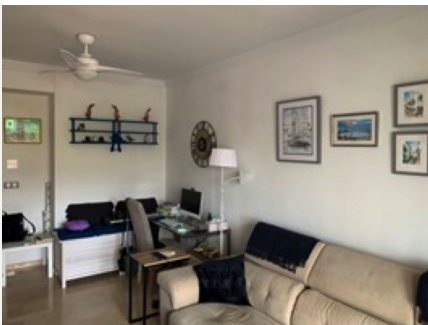
Modern Upgrades: Fully integrated air conditioning/heating system (replaced and serviced in 2024), new water heater (2023), ceiling fans and lamps in living room and bedrooms, and an enclosed laundry room with double glazing and extra counter space.

Storage & Parking: 11.4 m² private storage room adjacent to your dedicated parking space below the apartment, equipped with CCTV and remote-controlled entry/exit for security and convenience.

Community Perks: Secure 24-hour gated complex with lush tropical gardens (awarded for beautification), up to four communal swimming pools (including year-round options), two paddle tennis courts, and non-smoking grounds – all well-maintained for a resort-like feel.

Prime Location: Minutes from supermarkets, shops, beauty salons, and essential services in San Luis de Sabinillas; a quick walk to Duquesa Marina for international dining and boating; and easy access to golf courses like La Duquesa. Drive to Estepona in 10 minutes or Gibraltar Airport in 30 for seamless connectivity, all while enjoying Manilva's mild climate and over 320 sunny days a year.

This ready-to-move-in apartment is a rare find in a high-demand area – contact us today to arrange a viewing and secure your coastal paradise!



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