



R5459464

📍 La Duquesa

REF# R5459464 635.000 €

BEDS

2

BATHS

2

BUILT

99 m²

TERRACE

45 m²

Protected Panoramic Sea Views | Active Tourist Licence | 300 m from the Beach – Manilva

Premium new-build apartment (2024) with protected panoramic sea views, maximum privacy and an active tourist licence, ready to generate income from this season.

One of the best-positioned units in the residential complex, offering an exceptional combination of lifestyle and investment potential in Manilva – the emerging “New Golden Triangle” between Estepona and Sotogrande.

Key Features

2 bedrooms | 2 bathrooms

143 m² total (approx. 99 m² interior + spectacular terrace of more than 40 m²)

Open-plan living room with American kitchen and dining area

All rooms enjoy panoramic sea views and direct access to the terrace

Smart windows, electric blinds and magnetic mosquito nets

- App-controlled air conditioning
- Upgraded master bathroom
- New boiler recently installed
- Fitted wardrobes and quality appliances
- Private garage + storage room
- Additional water filtration system
- Extra security windows on the terrace side
- Low community fees and IBI
- Premium interior design (furniture negotiable)
- Active tourist licence
- Estimated rental income up to €50,000 per year

The Urbanisation

A wellness-oriented residential complex with:

- Solar panels for hot water and electricity
- Community water softener
- 3 swimming pools (2 adult + 1 children's)
- Indoor and outdoor gym
- Sauna and steam room
- Children's area and picnic zone
- Chill-out areas and entertainment room
- Extensive botanical gardens
- CCTV security system
- Defibrillator on site

Location

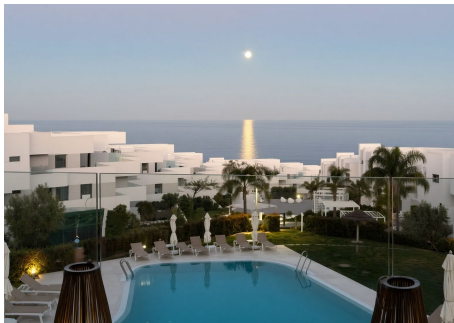
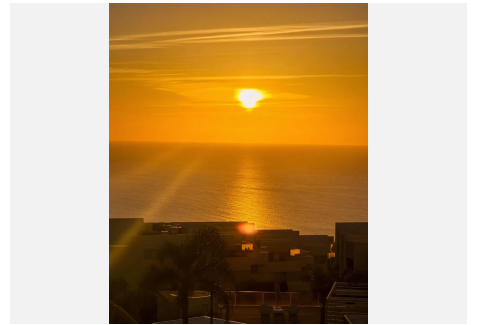
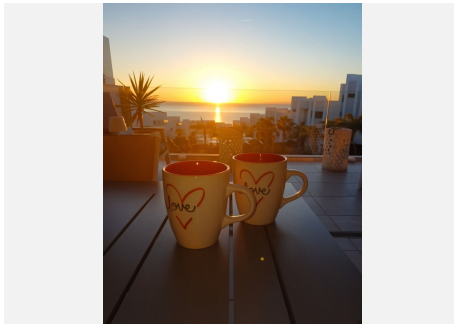
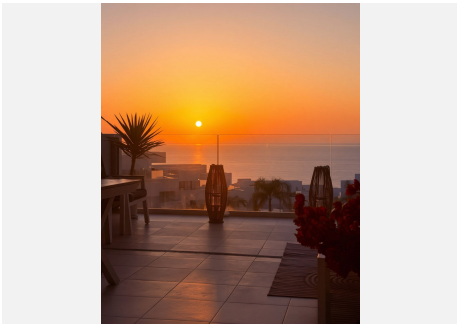
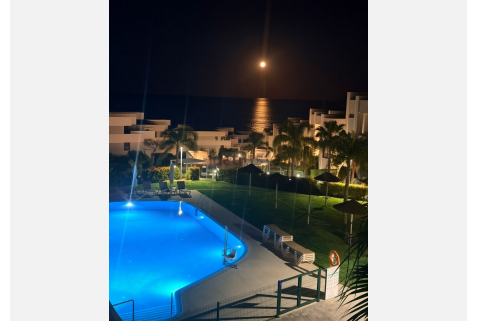
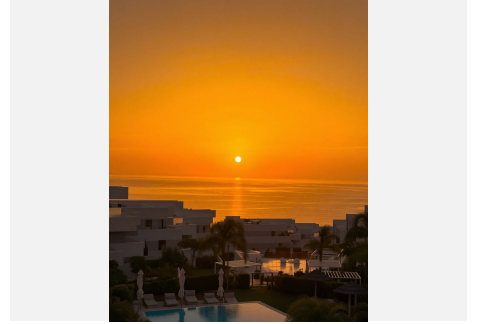
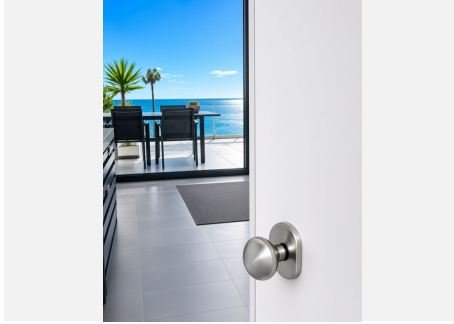
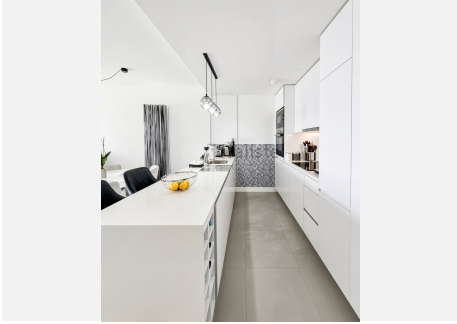
Just 300 metres' walk from the beach, with mountain trails, dog park and green areas. Quick access to the A-7. Quiet, green and private setting between Estepona and Sotogrande, in a zone with strong revaluation potential driven by upcoming luxury developments.

A rare opportunity combining protected sea views, privacy, tourist licence, beach proximity and excellent growth prospects.

Viewing highly recommended.

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