



R5430256

📍 Manilva

REF# R5430256 299.000 €

BEDS

2

BATHS

2

BUILT

73 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

Bright 2-Bedroom Apartment for Sale in Residencial Duquesa, Manilva — €299,000 Including Underground Parking

This bright 2-bedroom apartment for sale in Manilva offers 73 m<sup>2</sup> of built space, including a comfortable 12 m<sup>2</sup> balcony with partial sea views between neighbouring buildings. Located in Fase 2 of Residencial Duquesa, the property combines secure gated living, lift access, underground parking and a highly walkable location close to Duquesa Marina, the beach, shops, cafés, restaurants and everyday amenities.

Offered at €299,000 including a large underground parking space, the apartment represents an attractive entry point for buyers looking for a well-presented home close to the coast. A private storage room is also available to purchase separately for an additional €15,000, subject to legal and deed confirmation.

Set within a well-maintained gated community, residents enjoy landscaped gardens, a main swimming pool, a children's pool, lift access and secure underground parking. The apartment has been owned by the same family since construction and has been carefully maintained, with recent upgrades including a renovated

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shower room and an upgraded central air-conditioning system.

## Property Highlights

- \* 2 bedrooms and 2 bathrooms, including one en-suite
- \* 73 m<sup>2</sup> built space with a 12 m<sup>2</sup> balcony
- \* Asking price of €299,000 including underground parking
- \* Private storage room available separately for €15,000
- \* First-floor apartment with lift access
- \* Partial sea views from the balcony
- \* Walkable location close to Duquesa Marina, the beach and amenities
- \* Gated community with landscaped gardens, main pool and children's pool
- \* Large underground parking space included in the apartment price
- \* Upgraded central air-conditioning system
- \* Renovated second bathroom with walk-in shower
- \* Built in 2007 and owned by the same family from construction

## Interior Layout

The apartment is presented in excellent condition and has been well cared for by the same family since it was built. From the entrance hall, the main living and dining area sits to the left and opens directly onto the balcony, creating a bright and practical living space with an easy indoor-outdoor flow.

Opposite the living area, the fully fitted kitchen includes a fridge freezer, electric hob, oven and recently installed dishwasher. In addition, the adjoining utility room houses the washing machine and provides useful extra storage and workspace.

Both bedrooms lead from the central corridor. The main bedroom includes fitted wardrobes and an en-suite bathroom with bath. The second bedroom also has fitted wardrobes and a Juliette balcony overlooking the pool, gardens and parkland beyond.

The second bathroom has been renovated with a modern walk-in shower and also serves as a guest WC. Moreover, the central air-conditioning system was upgraded approximately one year ago, adding extra comfort and reassurance for year-round use.

## Balcony and Views

The balcony measures approximately 12 m<sup>2</sup> and is comfortably sized for a table and chairs, making it suitable for morning coffee, evening drinks or relaxed outdoor dining.

From the balcony, the outlook extends across Phase 1 of Residencial Duquesa, with partial sea views visible between neighbouring buildings. As a result, the property offers a pleasant outdoor setting while keeping the convenience of a central, walkable location.

## Community and Location

Residencial Duquesa is a well-maintained gated community with landscaped gardens, a communal swimming pool and a children's pool. The apartment is one of only two homes on its floor and one of six apartments in the block, giving the building a quieter residential feel.

The lift connects the apartment level with the ground-floor gardens and the secure underground parking area. Therefore, the home works well as a permanent residence, holiday base or lock-up-and-leave property.

Duquesa Marina, the beach and a broad choice of cafés, restaurants, bars and shops are a little over 10 minutes away on foot. In addition, Mercadona and the schools of San Luis de Sabinillas are within walking distance, which adds strong practical appeal for families, longer-stay residents and guests.

The apartment's walkable location, parking, community facilities and rental-friendly position make it especially appealing for buyers who want convenience without relying on a car every day.

### Optional Storage Room

The apartment is being marketed at €299,000 including the underground parking space. A private storage room is available to purchase separately for an additional €15,000.

This structure may suit buyers who want to enter the market below the €300,000 search bracket while still having the option to secure the full apartment, parking and storage package. Legal and deed arrangements should be confirmed before purchase to ensure the storage room can be treated separately.

### Why this Apartment for Sale in Manilva Stands Out

- \* Attractive €299,000 asking price including underground parking
- \* Optional private storage room available separately for €15,000
- \* Walkable position close to Duquesa Marina, the beach and local amenities
- \* Well-kept gated community with gardens and two pool areas
- \* Lift access to the apartment, gardens and underground parking
- \* Excellent condition with upgraded air-conditioning and renovated shower room
- \* Practical layout for permanent living, holidays or rental use
- \* Strong appeal for buyers searching below the €300,000 bracket

### FAQs

How much are the total purchase costs?

For a resale property in Andalucía, allow around 10% on top of the purchase price, including 7% ITP and approximately 3% in legal, notary and registration costs. On an apartment purchase price of €299,000, this suggests a guide total budget of approximately €328,900. If the storage room is also purchased for €15,000, the combined purchase price would be €314,000, with a guide total budget of approximately €345,400. Exact figures should be confirmed with your solicitor before making an offer.

Is the storage room included in the €299,000 price?

No. The apartment is being marketed at €299,000 including the underground parking space. The private storage room is available separately for an additional €15,000, subject to legal and deed confirmation.

Is the underground parking space included?

Yes. The €299,000 asking price includes a large underground parking space. The lift connects the residential level with the underground parking area, making the property practical for everyday living, holidays and longer stays.

Is the property suitable for holiday rentals?

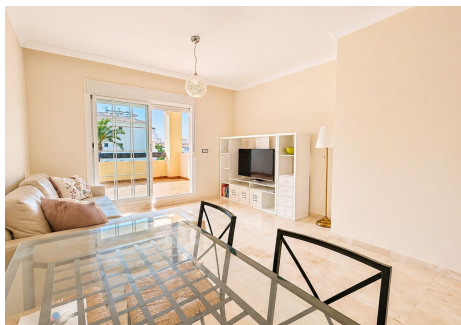
This phase of Residencial Duquesa has not yet voted on short-term rentals. Licensing, community statutes and local requirements should still be confirmed before purchase.

How far are Duquesa Marina and the beach?

Duquesa Marina, the beach and a wide choice of restaurants and bars are a little over 10 minutes away on foot. This makes the apartment especially practical for buyers who prefer not to rely on a car every day.

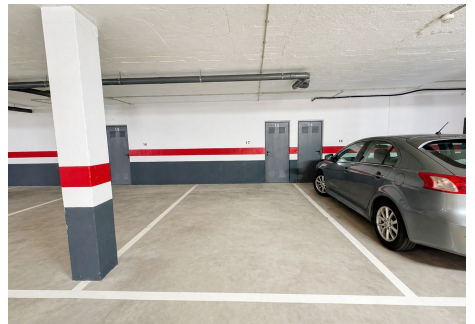
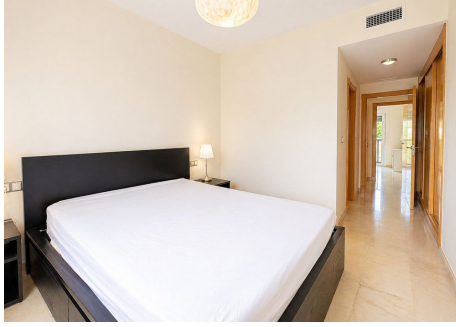
Are schools and everyday amenities nearby?

Yes. Mercadona, local shops and the schools of San Luis de Sabinillas are within walking distance. This adds practical appeal for families, longer-stay residents and guests.



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