Middle Floor Apartment in La Duquesa

€635,000

La Duquesa, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 99 m² | Terrace: 45 m²









Overview

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.

Amenities

Setting: Commercial Area, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation

Orientation: East Facing, South Facing

Condition: Excellent Condition

Pool: Communal Pool, Childrens Pool

Climate Control: Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C

Views: Sea Views, Beach Views, Garden Views, Pool Views, Courtyard Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Gym, Sauna, Games Room, Storage Room, Utility Room, Ensuite Bathroom, Disabled Access, Marble Flooring, Jacuzzi, Double Glazing, Home automation / smart home, Fiber Optic

Furniture: Optional Furniture
Kitchen: Fully Fitted Kitchen
Garden: Communal Garden
Security: Gated Complex, Electric Blinds, Entry Phone, Alarm System
Parking: Underground Parking, Garage, Covered Parking, Private Parking
Utilities: Photovoltaic solar panels, Solar water heating

Contact

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