



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 La Duquesa

**REF# R4288117 – 435.000€**

IBI

900 €/YEAR

Community

3960 €/YEAR



2

Ložnice



2

Koupelny



121 m<sup>2</sup>

Built



42 m<sup>2</sup>

Terrace

Apartment in beachfront. This house on the ground floor is located in Los Granados de la Duquesa (Manilva). Between the marina of La Duquesa and the wonderful town of El Castillo, with direct access to

the beach, its location is excellent.

The 163m<sup>2</sup> house is distributed in two bedrooms with built-in wardrobes both in the rooms and in their corridors, two bathrooms, a fully equipped kitchen with a utility room, a spacious living-dining room with direct access to the terrace with views of the beach and the beautiful community gardens. The price includes, ample underground parking of 17m<sup>2</sup>. Los Granados is a community with surveillance/security and a 24-hour concierge, and has a pool open all year and an exclusive beach bar for owners. The condition of the house is very good. It is recommended to visit it to appreciate its full potential.

Thanks to its location, it offers very good connections with airports such as Gibraltar, 45 minutes away, and Malaga, 60 minutes away. And places like Estepona 15 minutes, Sotogrande 15 minutes or Tarifa 45 minutes. And walking you can enjoy the wonderful natural environment that surrounds this urbanization on the beachfront and just under 10 minutes walk from the beautiful port of La Duquesa, both for lovers of sailing and for lovers of good food, a port where you will find a wide range of bars, restaurants and shops to enjoy.

Short description:

M2: 163m<sup>2</sup>.

Rooms: 2.

Bathrooms: 2.

Kitchen fully equipped.

Orientation: East.

Communal swimming pool.

Furniture: Furnished

Parking lot; Underground

Views: Sea, Beach, Gardens and Pool.

Security: 24h.

Concierge: 24h.



