

€ 599,000

Ref: 1258-DuquesaS-Villa

## Villa for sale in Manilva, Costa del Sol

4 Bedrooms | 3 Bathrooms | 275 m<sup>2</sup> Interior | 21 m<sup>2</sup> Terraces | **Garage** Yes | **Jardín** Yes | **Piscina** Yes



### Property Description

Welcome to this beautiful home in La Duquesa

Situated in the prestigious La Duquesa Golf area of Manilva, Malaga, this semi-detached villa offers an exceptional living experience. With a built area of 275m<sup>2</sup>, this property boasts four spacious bedrooms and three well-appointed bathrooms. The villa is perfectly positioned front line to the golf course, providing stunning views and easy access to golfing facilities.

The property is within close proximity to the sea and the beach, as well as shops, restaurants, and the vibrant Duquesa Port. Estepona is just a 10-minute drive away, while Marbella and Sotogrande are reachable within 20 minutes. Malaga Airport is conveniently located only an hour away, making this villa an ideal location for both permanent living and holiday rentals.

The villa features a private pool with a salt filtering system and a low-maintenance garden, perfect for enjoying the Spanish sun all day due to its excellent orientation. The outdoor space includes a 21m<sup>2</sup> terrace, a balcony, and a ground floor patio, all offering various spots to relax and entertain. The garden is equipped with an automatic irrigation system, and the pool area provides a serene view of the surrounding greenery. Additional outdoor features include a private garage for one car plus extra storage.

Inside, the villa will be sold partly furnished and showcases a fully fitted kitchen, ideal for culinary enthusiasts. The living space is homely and inviting, featuring a log burner and marble floors,

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adding a touch of elegance to the interiors. Air conditioning in some parts of the house ensures comfort throughout the year. The large master bedroom is located on the top floor, providing a private retreat with beautiful views from the private terrace. Other notable features include electric blinds, fibre optic internet, Airconditioning and a guest toilet.

This villa is in excellent condition and is well laid out to maximise space and functionality. The rental potential of this property is amazing, given its prime location and array of amenities. Whether looking for a permanent residence or a holiday home, this villa in La Duquesa Golf promises a luxurious and convenient lifestyle.

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