+34 604 489 646

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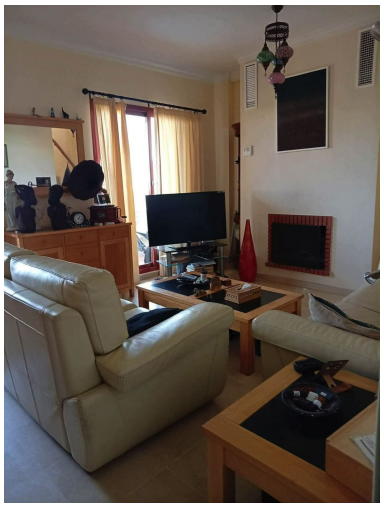
info@luxury-realty.com

Villa in La Duquesa

Reference: R5425945



Bedrooms: 3
Bathrooms: 2
M² Build size: 140
Price: 340,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 40

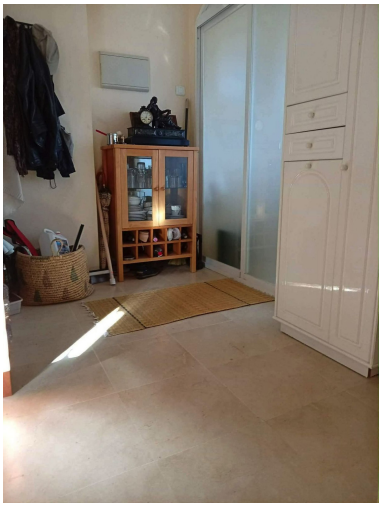












Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a truly captivating semi-detached villa nestled within the serene and highly sought-after residential enclave of Princesa Kristina, Manilva. This meticulously maintained property is more than just a home; it is a gateway to the coveted Mediterranean lifestyle, offering an unparalleled blend of tranquility, luxury, and convenience on Spain’s radiant Costa del Sol. Designed for discerning individuals who appreciate both elegance and the embrace of natural beauty, this villa promises an idyllic retreat, whether as a permanent residence, a cherished holiday haven, or a lucrative investment.

Perched just a mere 500 meters from the shimmering shores, this charming villa boasts a prime location that perfectly balances peaceful seclusion with effortless access to vibrant local life. Its elevated position ensures not only refreshing sea breezes but also grants its residents the privilege of waking up to and unwinding with magnificent, uninterrupted sea views that stretch across the horizon. From its generous terraces, one can witness the stunning spectacle of sunrises over the Mediterranean, casting a golden glow upon the water, and indulge in the serene beauty of the coastline extending towards La Duquesa Marina and beyond.

An Enviable Coastal Location: The Best of Manilva and La Duquesa

Princesa Kristina is renowned for its quiet, family-friendly atmosphere, characterized by well-kept streets and a sense of community. This idyllic setting offers the perfect backdrop for a relaxed lifestyle, yet it remains incredibly well-connected to the Costa del Sol’s most attractive destinations. The charming marina of La Duquesa, a mere stone's throw away, presents an array of waterfront restaurants, quaint cafes, and boutique shops, inviting you to savour delectable cuisine and enjoy leisurely strolls along the picturesque harbour. Here, the maritime spirit is alive, with opportunities for sailing, yachting, and various water sports, adding an element of sophisticated recreation to your daily life.

For everyday necessities and a broader selection of amenities, the bustling town of Sabinillas is just a quick 5-minute drive. Sabinillas offers supermarkets, pharmacies, medical services, traditional Spanish tapas bars, and a lively promenade perfect for evening ambles. Further afield, the vibrant city of Estepona, known for its "Garden of the Costa del Sol" initiative with its blossoming streets and beautiful old town, is accessible within a comfortable 15-minute drive, providing a wider cultural experience, an array of fine dining, and excellent shopping opportunities.

The immediate proximity to the beach, a delightful 5–6 minute walk, means that spontaneous dips in the sea, sunbathing sessions, or invigorating morning runs along the shore are effortlessly integrated into your routine. Furthermore, connectivity is excellent, with Malaga International Airport approximately an hour's drive away and Gibraltar Airport even closer, ensuring easy access for international travellers and making this an ideal location for a luxury second home.

A Sanctuary of Style and Comfort: Interior Elegance and Thoughtful Design

Step inside this beautiful villa, and you are greeted by an interior that exudes comfort and understated elegance. The design harmoniously blends traditional Mediterranean charm with modern conveniences. Throughout the entire property, exquisite marble flooring creates a seamless flow, reflecting natural light and maintaining a cool, inviting ambiance, particularly welcome during the warmer months. The villa is equipped with efficient air conditioning, ensuring optimal comfort year-round, allowing you to create your perfect indoor climate regardless of the season.

The heart of the home, the living room, is a welcoming space, bathed in natural light and designed for both relaxation and entertaining. A charming fireplace serves as a focal point, promising cosy evenings during the cooler winter months, adding warmth and character to the room. This main living area seamlessly connects to a spacious balcony/terrace, effectively extending the living space outdoors and providing a delightful spot for morning coffee or casual alfresco dining with captivating views.

The villa comprises three generously sized bedrooms, each designed as a private sanctuary. The thoughtful layout ensures privacy and comfort for all residents. Two well-appointed bathrooms serve the household, featuring contemporary fittings and finishes. A unique highlight is the direct access from one of the bedrooms to a private terrace and garden area, offering a secluded verdant oasis where one can enjoy moments of quiet contemplation, read a book amidst lush greenery, or simply bask in the sun in complete privacy.

Unparalleled Outdoor Living and Panoramic Vistas

One of the most remarkable features of this property is its extraordinary outdoor living spaces. With a total of 80 m² of terraces, this villa offers an abundance of opportunities for enjoying the glorious Spanish climate and the breathtaking surroundings. The undisputed crown jewel is the huge rooftop terrace. This expansive outdoor haven provides truly panoramic vistas, stretching across the sparkling Mediterranean Sea, encompassing the rugged beauty of the mountains, and tracing the picturesque coastline. It's an entertainer's dream, ideal for grand alfresco dinner parties under the stars, vibrant summer barbecues, or simply unwinding on a sun lounger while soaking in the majestic scenery. Imagine watching spectacular sunsets paint the sky with a palette of vibrant colours, a daily masterpiece exclusive to your home.

In addition to the magnificent rooftop, the living room level features a comfortable balcony/terrace, perfectly positioned for enjoying the sea breeze and informal meals. At the bedroom level, a private terrace and garden area (part of the 40 m² of private land) provides a more intimate outdoor setting, offering a peaceful retreat directly accessible from the sleeping quarters. This combination of varied outdoor spaces ensures that there is always a perfect spot for every mood and occasion, from lively social gatherings to serene moments of solitude.

Exclusive Communal Amenities

Adding to the allure of this superb villa is access to a pristine communal swimming pool. This beautifully maintained facility offers a refreshing escape during hot summer days, providing a wonderful spot for swimming, sunbathing, and socializing with neighbours. Conveniently, the pool can be accessed directly from your private garden, offering an exclusive feel, or via a separate external entrance, ensuring ease of use for all residents.

A Lifestyle Investment on the Costa del Sol

This charming and exceptionally well-maintained villa, with its abundant outdoor spaces and prime location, represents an outstanding opportunity for families seeking a peaceful yet convenient base on the Costa del Sol. It is equally ideal as a luxurious holiday home, offering excellent rental potential given its desirable features and proximity to key attractions. The blend of tranquility, convenience, breathtaking views, and quality finishes makes this property a compelling lifestyle investment in one of Spain's most sought-after regions.

Your Opportunity Awaits: Discover Coastal Perfection

Experience the epitome of coastal living. We at Luxury Realty highly recommend a personal viewing of this exquisite property to truly appreciate its charm, its magnificent outdoor spaces, and the unparalleled lifestyle it offers. This is more than a home; it's an invitation to embrace the sun-drenched, luxurious rhythm of life on the Costa del Sol. Contact us today to schedule your exclusive visit and begin your journey to owning a piece of Mediterranean paradise.

Features:

None, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, None, Alarm system, Parking