+34 604 489 646

info@luxury-realty.com

Apartment in La Duquesa

Reference: R5459464



Bedrooms: 2
Bathrooms: 2
M² Build size: 99
Price: 635,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Imagine waking to the gentle whispers of the Mediterranean, with an endless expanse of turquoise stretching before you. This dream becomes reality with this exceptional new-build apartment, meticulously crafted in 2024, offering protected panoramic sea views and an unparalleled sense of privacy. Located in the heart of La Duquesa, Manilva, a jewel in Southern Spain's coveted "New Golden Triangle," this property is more than just a home – it's a strategic investment, boasting an active tourist licence and poised to deliver substantial income from the upcoming season.

An Exquisite Residence Designed for Discerning Tastes

Representing one of the most coveted units within its prestigious residential complex, this apartment seamlessly blends sophisticated design with practical luxury. Spanning an impressive 143 m² total, including approximately 99 m² of elegantly appointed interior and a spectacular private terrace exceeding 40 m², it offers an expansive haven for relaxation and entertainment.

Step inside to discover a bright, open-plan living area, featuring a state-of-the-art American kitchen and a chic dining space, all designed for seamless flow and modern living. Crucially, every room – from the living area to the tranquil bedrooms – benefits from uninterrupted panoramic sea views and direct access to the expansive terrace, ensuring a constant connection to the stunning coastal landscape and natural light.

Premium Features & Smart Living:

This luxurious home is equipped with advanced smart windows, electric blinds, and magnetic mosquito nets for optimal comfort. App-controlled air conditioning allows for personalized climate control. The master bathroom has been meticulously upgraded, offering a spa-like retreat, complemented by a newly installed boiler for efficiency. High-quality fitted wardrobes and premium kitchen appliances are standard. For added peace of mind, an additional water filtration system is in place, alongside extra security windows on the terrace side. A private garage space and a dedicated storage room address all practical needs. Low community fees and IBI contribute to its attractiveness. The optional premium interior design, with furniture negotiable, offers a turnkey solution for immediate, stylish occupancy.

A Lifestyle of Wellness and Convenience: The Urbanisation Experience

Beyond your private sanctuary, the residential complex itself is a testament to wellness-oriented luxury. Designed to foster a lifestyle of relaxation and activity, it boasts an impressive array of communal facilities. Residents can enjoy three exquisite swimming pools – two for adults and a dedicated children's pool. For health and well-being, both indoor and outdoor gyms are available. Indulge in ultimate relaxation at the on-site sauna and steam room.

Families will appreciate the dedicated children's area and a charming picnic zone. Multiple chill-out areas offer serene spots, while an entertainment room provides space for gatherings. Extensive botanical gardens create a lush, green oasis, enhancing tranquility. Round-the-clock peace of mind is ensured with a comprehensive CCTV security system and a defibrillator on site. Furthermore, the complex integrates solar panels for hot water and electricity, along with a community water softener, reflecting a strong commitment to sustainability and modern living.

Prime Location: La Duquesa – The Heart of Southern Spain's New Golden Triangle

Nestled in the picturesque coastal town of La Duquesa, part of the vibrant Manilva municipality, this property enjoys an unrivalled location in Southern Spain. Just 300 metres' leisurely walk from the pristine Mediterranean beaches, residents have immediate access to sun-drenched sands and sparkling waters. The surrounding area is a nature lover's paradise, offering scenic mountain trails, a dedicated dog park, and abundant green spaces perfect for outdoor pursuits.

Strategic connectivity is a hallmark of this location, with quick access to the A-7 coastal highway, placing you within easy reach of world-renowned destinations. La Duquesa is perfectly positioned in the burgeoning 'New Golden Triangle' between the sophisticated charm of Estepona and the opulent allure of Sotogrande. This tranquil, green, and private setting offers a unique blend of coastal serenity and vibrant lifestyle. The area is experiencing significant revaluation potential, driven by upcoming luxury developments and growing demand for high-quality properties, making it an astute choice for forward-thinking investors.

An Unmissable Investment Opportunity: Ready for Income Generation

This is truly a rare and exceptional opportunity to acquire a premium property that masterfully combines protected sea views, ultimate privacy, and an invaluable active tourist licence. With its immediate proximity to the beach and excellent growth prospects in one of Southern Spain's most dynamic regions, this apartment is poised to deliver an estimated rental income of up to €50,000 per year, making it an irresistible proposition for discerning investors. Whether you envision it as a luxurious holiday home, a lucrative rental property, or a sophisticated permanent residence, this La Duquesa gem offers an unparalleled lifestyle and a robust investment future. Viewing highly recommended to fully appreciate its calibre and potential.

Features:

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