

Manilva

Apartment / Apartamento

€259,000

Ref: J22795



2



2



97 m²



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Consumption
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Emissions
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Tel: +34 950 615 388
www.spanishpropertychoice.com



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property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€259,000 (£224,139)
Transfer tax 7%	€18,130 (£15,690)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€22,900 (£19,818)
Final Payment of 90% on completion	€233,100 (£201,725)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

This well-presented 2-bedroom apartment enjoys gorgeous views of the mountains, surrounding landscape, and Duquesa Golf's fairways from its main terrace. To the south, the property overlooks the beautifully maintained communal gardens and swimming pools. It includes a private underground parking space, and a lock-up storage room. Located in the peaceful and secure Duquesa Fairways complex within the Duquesa Golf area, the property benefits from excellent communal facilities including two swimming pools, landscaped gardens, and a children's play area. Marina de la Duquesa is just a 15-minute walk away or a short drive via internal roads. The marina offers a variety of bars, restaurants, and cafés. The nearby beach can be reached via the coastal promenade, which stretches to Sabinillas and is lined with tapas bars, chiringuitos, and eateries offering both local and international cuisine. The beach holds a Blue Flag in recognition of its clean waters and high environmental standards. The apartment is built to a high standard, featuring marble flooring, fitted wardrobes, a fully equipped modern kitchen, air conditioning through vents, and a cozy working fireplace in the living room. Both bedrooms offer the option of ceiling fans or air conditioning for added comfort. Upon entering, you arrive at a reception area. To the left is the open-plan living room and kitchen, which leads to a spacious covered terrace facing north. From here, you can enjoy stunning views of the golf course and mountains. The living space is filled with natural light from large sliding doors and a window, and includes a dining area with a table and chairs. The fireplace adds a warm, inviting feel to the space. To the right of the entrance, you'll find the master bedroom with en-suite bathroom, the family bathroom with a walk-in shower, and the second bedroom. The master bedroom has a south-facing window overlooking the communal gardens and pool, and the en-suite includes a modern, spacious walk-in shower. The second bedroom features fitted wardrobes and sliding doors that open onto a small private balcony with views over the gardens. It is currently arranged with two single beds and receives plenty of natural light. Duquesa Fairways is a gated community known for its well-maintained surroundings. It offers two communal pools, one of which is heated for year-round use, as well as a built-in Jacuzzi. The apartment also benefits from lift access to the underground garage and storage rooms. La Duquesa is part of the municipality of Manilva, just 20 minutes from Gibraltar and 10 minutes from the exclusive Sotogrande, with its beach club, marina, and renowned golf courses like Valderrama. The white village of Manilva and the coastal town of Estepona are both nearby. In just 20 minutes, you can also reach Puerto Banús and Marbella. The area is ideal for golfers and explorers alike, with plenty of nearby courses and day trip opportunities. A fantastic home or holiday base in...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible