(+34) 602 508 361

info@marbella-dreamhouse.com

Terraced Townhouse

Manilva



Rooms: 5	Bathrooms: 2	M²: 189	Price: 295,000 €
Status: Sale	Property Type: Terraced Townhouse	Reference: R4040590	Publish date: 12.05.23

Overview:THE PROPERTY This large 5 bed 2 bath 3 storey townhouse is situated on a popular Urbanisation with direct access to the beach just 120 metres away. It is just a 1km walk along the beachside promenade to the lovely marina of La Duquesa. The townhouse has a large roof terrace (20m2) that enjoys sunshine most of the day. The property has a good size entrance hallway with access to the kitchen, cloakroom, stairs to upper floors and dining area. The kitchen is in its original configuration but all the white goods have been replaced in recent years. The dining area is very spacious and there is then a small step down to the separate lounge which has working fireplace. The outside ground terrace is reached through double patio doors. On the 1st floor there is a spacious landing area that gives access to the 4 double bedrooms (all with fitted wardrobes) and a good sized family bathroom. From the landing the stairway continues up to the top floor. Here we find the Master Bedroom with walk in wardrobe area and ensuite bathroom. There is also a good sized storage room here, ideal for private possessions if the property is to be used for holiday letting etc. On this level there is an access door to the roof

terrace with partial seaviews. The property has been owned by the same family for 15 years and only ever used for holidays. The urbanisation has 4 swimming pools (2 of them actually on the beach) plus 1 padel court and 1 tennis court. With a floor area of 189m2 and 5 double bedrooms the house can accommodate at least 10 persons making it a great property for a large family or short term letting to larger groups. LOCATION: Puerto de la Duquesa really is one of the Costa del Sol's best marinas. Although within easy reach of the airports of Malaga (60 minutes) and Gibraltar (45 minutes), La Duquesa seems like a thousand miles away from the throng of the holiday resorts. La Duquesa enjoys an advantageous location to the west of Marbella sometimes called "the Other Costa del Sol". The essence in this distinction is that the area retains a vast amount of unspoiled natural scenery and authentic local character - while sharing the fantastic climate and all the excellent services and infrastructure of the rest of the Costa del Sol. This is primarily due to a limited and well-managed development. The result: an ideal balance of relaxed living with easy access to every imaginable amenity. In other words, quality of life. The beautiful port of La Duquesa offers full Marina services for boating enthusiasts as well as a myriad of attractions for those with no aspirations to take to the water. For those that a do, a number of companies offer Jet Boat, Wake Board, Boat trips and Scuba Diving. The attractive promenades surrounding the port offer a variety of restaurants, intimate bars and cafes in which to while away the days. Both sides of Duquesa Marina are expansive beaches. Playa de las Gaviotas and Playa del Castillo to the west with Chiringuito Las Gaviotas open in the summer. On playa Sabillias to the east is beach bar Cubanga which is open all year. DISTANCES: Approximate distances are: Malaga Airport - 80 KM (around 55 min on AP7) San Pedro Alcantara - 18 KM (20 min) Puerto Banus - 20 KM (25 min) Marbella - 30 KM (25 min) Sotogrande - 25 KM Gibraltar - 50 KM Malaga City - 85 KM Seville - 225 KM Granada - 210 KM

Features:

Pool, Air conditioning, None, Sea views, None, Parking, None, None, None