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Apartment in Manilva

Reference: R5367523

Bedrooms: 2	Bathrooms: 2	M²: 73	Price: 299,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 10th November 2026

Overview:This bright 2-bedroom apartment for sale in Manilva offers 73 m² of built space, including a comfortable 12 m² balcony with partial sea views between neighbouring buildings. Located in Fase 2 of Residencial Duquesa, the property combines secure gated living, lift access, underground parking and a highly walkable position between San Luis de Sabinillas and Duquesa Marina. Offered at €299,000 including a large underground parking space, the apartment sits in an attractive price bracket for buyers looking below €300,000 on the Costa del Sol. A private storage room is also available to purchase separately for an additional €15,000. The location is a key part of the appeal. San Luis de Sabinillas is around 5 minutes away on foot and offers a more traditional coastal town atmosphere, with golden sandy beaches, a beachfront restaurant strip with a choice of cuisines, local shops, cafés, bars, schools, an excellent gym and Mercadona all within easy walking distance. Duquesa Marina is around 10 minutes away on foot and offers harbour-front dining, bars and leisure facilities. This gives the apartment a practical coastal lifestyle without relying on a car every day. Property Highlights: * 2 bedrooms and 2 bathrooms, including one en-suite * 73 m² built space with a 12 m² balcony * Asking price of €299,000 including underground parking * Private storage room available separately for €15,000 * First-floor apartment with lift access * Partial sea views from the balcony * Around 5 minutes' walk to Sabinillas and its golden sandy beach * Around 10 minutes' walk to Duquesa Marina and the harbour * Gated community with landscaped gardens, main pool and children's pool * Upgraded central air-conditioning system * Renovated second bathroom with walk-in shower * Built in 2007 and owned by the same family from construction Interior Layout The apartment is presented in excellent condition and has been carefully maintained by the same family since construction. From the entrance hall, the main living and dining area sits to the left and opens directly onto the balcony, creating a bright living space with an easy indoor-outdoor flow. Opposite the living area, the fully fitted kitchen includes a fridge freezer, electric hob, oven and recently installed dishwasher. The adjoining utility room houses the washing machine and adds useful extra space. Both bedrooms lead from the central corridor. The main bedroom includes fitted wardrobes and an en-suite bathroom with bath. The second bedroom has a Juliette balcony overlooking the pool, gardens and parkland beyond. The second bathroom has been renovated with a modern walk-in shower and also serves as a guest WC. In addition, the central air-conditioning system was upgraded approximately one year ago, adding comfort for year-round use. Balcony and Views The balcony measures approximately 12 m² and is comfortably sized for a table and chairs, making it suitable for morning coffee, evening drinks or relaxed outdoor dining. From here, the outlook extends across Phase 1 of Residencial Duquesa, with partial sea views visible between neighbouring buildings. Therefore, the apartment offers a pleasant outdoor setting while keeping the convenience of a central, walkable location. Community and Location Residencial Duquesa is a well-maintained gated community with landscaped gardens, a communal swimming pool and a children's pool. The apartment is one of only two homes on its floor and one of six apartments in the block, giving the building a quieter residential feel. The lift connects the apartment level with the gardens and secure underground parking area. As a result, the home works well as a permanent residence, holiday base or lock-up-and-leave property. The surrounding area is especially practical. San Luis de Sabinillas is around 5 minutes away on foot and offers the area's golden sandy beach, a lively beachfront strip of restaurants with various cuisines, local shops, cafés, bars, schools, sports and wellness facilities, Mercadona and a more traditional everyday atmosphere. Duquesa Marina is around 10 minutes away on foot and provides the harbour setting, with marina-side restaurants, bars and leisure facilities. This balance between authentic beach-town convenience and nearby marina lifestyle is one of the apartment's strongest selling points. Why this Apartment for Sale in Manilva Stands Out: * Attractive €299,000 asking price including underground parking * Optional private storage room available separately for €15,000 * Around 5 minutes' walk to Sabinillas, the golden sandy beach and beachfront restaurants * Around 10 minutes' walk to Duquesa Marina and its harbour lifestyle * Quieter, more traditional local atmosphere nearby * Well-kept gated community with gardens and two pool areas * Lift access to the apartment, gardens and underground parking * Excellent condition with upgraded air-conditioning and renovated shower room * Practical layout for permanent living, holidays or rental use FAQs How much are the total purchase costs? For a resale property in Andalucía, allow around 10% on top of the purchase price, including 7% ITP and approximately 3% in legal, notary and registration costs. On an apartment purchase price of €299,000, this suggests a guide total budget of approximately €328,900. If the storage room is also purchased for €15,000, the combined purchase price would be €314,000, with a guide total budget of approximately €345,400. Is the storage room included in the €299,000 price? No. The apartment is being marketed at €299,000 including the underground parking space. The private storage room is available separately for an additional €15,000. Is the underground parking space included? Yes. The €299,000 asking price includes a large underground parking space. The lift connects the residential level with the underground parking area. Is the property suitable for holiday rentals? This phase of Residencial Duquesa has not yet voted on short-term rentals. Licensing, community statutes and local requirements should still be confirmed before purchase. How far are Sabinillas, the beach and Duquesa Marina? San Luis de Sabinillas is around 5 minutes away on foot and offers the golden sandy beach, shops, bars, cafés, beachfront restaurants, schools, sports ■and ■wellness ■facilities, ■supermarkets ■and a more traditional coastal ■town ■atmosphere. Duquesa ■Marina is ■around 10 minutes away on ■foot ■and offers the ■harbour, ■marina-side ■dining ■and ■leisure ■facilities.

Features:

Town, Pool, Air conditioning, Heating, Lift, None, Garden, Parking, Holiday Home, Investment, Resale