

LA DUQUESA

265,000 €

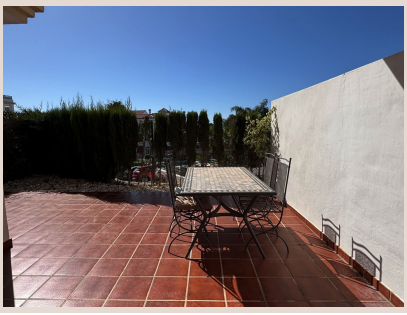
REFERENCE R5399788

# Discover Unparalleled Coastal Elegance: A Bright Ground Floor Sanctuary with Panoramic Sea Views and Expansive Terrace in Alcorrín, Manilva, near La Duquesa

| 2 | 2 | 94 m² | 30 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Welcome to an exceptional opportunity to embrace the quintessential Mediterranean lifestyle with this exquisite ground floor apartment, perfectly situated in the highly sought-after residential enclave of Alcorrín, Manilva. Presented by Luxury Realty, this property is more than just a home; it's a gateway to serene coastal living, offering an unparalleled blend of comfort, style, and breathtaking natural beauty. Its privileged south-facing orientation ensures an abundance of natural light throughout the day, illuminating a thoughtfully designed space that caters effortlessly to couples, small families, or those seeking a luxurious holiday retreat.

From the moment you step inside, the immediate sense of openness and tranquility captivates. Spanning a generous 94 square meters of meticulously crafted interior space, this apartment has been recently repainted throughout, presenting a pristine, move-in-ready canvas for its new owners. The layout is both practical and inviting, guiding you through elegantly appointed rooms that promise comfort and privacy. It features two spacious bedrooms, each designed as a peaceful haven for rest, and two modern bathrooms, ensuring convenience and luxury for residents and guests alike.

---

The true heart of this residence, and indeed one of its most compelling features, is the brand-new, state-of-the-art kitchen. This culinary masterpiece is a dream for any aspiring chef or entertainer, boasting sleek, contemporary design, ample counter space, and high-quality finishes. Its generous proportions are complemented by a large, integrated utility room, or 'lavadero', offering invaluable additional storage and practical space that seamlessly blends functionality with aesthetic appeal. This kitchen is not merely a place for cooking; it's a central gathering point, designed for creating cherished memories.

Beyond the sophisticated interiors, a magnificent 30 square meter private terrace awaits, serving as a seamless extension of indoor living. This expansive outdoor sanctuary is perfectly positioned to capture the glorious south-facing sun and offers uninterrupted, panoramic sea views that stretch across the shimmering Mediterranean horizon. Imagine starting your day with a tranquil coffee as the sun rises over the sea, enjoying leisurely al fresco lunches, or winding down with evening cocktails under a canopy of stars. This versatile terrace is ideal for entertaining guests, sunbathing in privacy, or simply unwinding amidst the gentle sea breeze, providing a personal oasis for relaxation and enjoyment.

---

Every detail of this apartment has been considered to enhance comfort and convenience. Practical amenities include elegantly fitted wardrobes in the bedrooms, providing ample storage solutions. The property also benefits from a dedicated underground parking space, ensuring hassle-free vehicle security, and an additional storage room ('trastero') for personal belongings. Modern comforts are assured with efficient air conditioning, offering climate control for year-round enjoyment, and the building features a lift, providing effortless access to all levels, further underscoring the ease of living offered by this exceptional home.

---

Nestled within a meticulously maintained private community, residents of this apartment will delight in the resort-style amenities, including a refreshing communal swimming pool and lush, verdant gardens. These shared spaces offer a tranquil escape and opportunities for leisure and social interaction within a secure and friendly environment. Alcorrín itself is a tranquil and convenient location, providing a peaceful residential setting while being just minutes away from an array of essential services and exciting leisure activities.

Strategically positioned on the vibrant Costa del Sol, Alcorrín in Manilva offers a lifestyle of unparalleled convenience and natural beauty. Just moments away, the charming and lively marina of La Duquesa beckons with its eclectic mix of exquisite restaurants, stylish bars, and boutique shops, providing a perfect backdrop for evening strolls and gourmet dining experiences. Golf enthusiasts will find themselves in paradise, with several renowned golf courses, including the celebrated Duquesa Golf & Country Club, practically on their doorstep. Pristine beaches, offering golden sands and crystal-clear waters, are also within easy reach, inviting days of sunbathing, swimming, and water sports.

Beyond the immediate vicinity, the location boasts excellent connections to the wider region. The charming town of Estepona, with its beautifully preserved old town and vibrant flower-filled streets, is just a short drive away. To the west, the prestigious enclave of Sotogrande offers world-class polo, yachting, and golf facilities. International schools, major supermarkets, and a diverse selection of restaurants catering to all tastes are also easily accessible, ensuring that every need is met. This prime location provides the perfect balance of tranquil coastal living with immediate access to bustling hubs, offering endless opportunities for exploration and enjoyment along the sun-drenched Andalusian coastline.

Whether you are searching for a permanent residence to establish roots in southern Spain or an idyllic holiday apartment to escape to, this property represents an exceptional investment opportunity. It promises a serene yet sophisticated lifestyle, allowing you to immerse yourself in the rich culture, stunning landscapes, and sunny climate of the Costa del Sol. Its blend of modern comforts, expansive outdoor living, and an unbeatable location makes it a truly unique offering in the current market.

To truly appreciate the allure, charm, and quality of this exquisite coastal home, a private viewing is not merely recommended, but absolutely essential. Contact Luxury Realty today to arrange your exclusive tour and discover your next chapter in Mediterranean luxury living.

## Details

| | | | |
|---|---|---|---|
| Reference | R5399788 | Property Type | Apartment |
| Status | Sale | Price | 265,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 94 m² | Plot Size | – |
| Terrace | 30 m² | Parking places | by request |

## Features

Pool, Air conditioning, Heating, Sea views, Private garden, Lift, Alarm system, Parking