

Manilva

Duplex/Townhouse / Casa adosada

€450,000

Ref: J20534



4



2



191 m²



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Consumption
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Emissions
Applied for

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spanish
property
CHOICE

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Property Purchase Expenses

Property price	€450,000 (£371,003)
Transfer tax 7%	€31,500 (£25,970)
Notary fees (approx)	€750 (£618)
Land registry fees (approx) ...	€750 (£618)
Legal fees (approx)	€1,500 (£1,237)

Standard form of payment

Reservation deposit	€3,000 (£2,473)
Remainder of deposit to 10%	€42,000 (£34,627)
Final Payment of 90% on completion	€405,000 (£333,902)

* 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 beautifully upgraded townhouse in the exclusive Duquesa Golf area combines modern luxury with a prime location, offering both tranquility and proximity to local amenities. Located in a charming and exclusive gated community in La Duquesa Golf, this four-bedroom townhouse offers spacious living with direct access to communal gardens and a pool. As you enter on the ground floor, where you'll find a private one-car garage with extra storage space, a convenient guest toilet, and a flexible room suitable as a gym, office, or guest bedroom. Upstairs, a bright and welcoming living room, complete with a cozy fireplace, leads seamlessly into a spacious dining area. The kitchen, recently modernized to a high standard, boasts sleek cabinetry, an expansive island with a breakfast bar, and a separate dining space. A laundry room adjacent to the kitchen adds practicality, making it ideal for everyday living or entertaining. On the top floor, four double bedrooms await. The master suite, with its own Juliet balcony, offers lovely views of the Duquesa Golf greens and distant sea. The ensuite bathroom in the master bedroom features high-end finishes, creating a relaxing retreat. The second double bedroom has a charming book nook, while the third enjoys a Juliet balcony, and the fourth also includes fitted wardrobes. The shared bathroom is tastefully modernized, featuring a walk-in shower and contemporary fixtures. Off the main living room, sliding doors lead to a terrace and a private garden, ideal for al fresco dining or relaxing in the Mediterranean sun. From here, steps descend to the communal gardens and pool area, offering a peaceful retreat for soaking up the sun or cooling off in the pool. The community is beautifully maintained, featuring lush green spaces, a shared pool, and easy proximity to the vibrant Marina de la Duquesa and its beaches, restaurants, and shops. This townhouse is perfect for families, golf enthusiasts, or those seeking a summer retreat close to the best of Costa del Sol living. The nearby Duquesa Port, with its vibrant restaurants, bars, and shops, is only minutes away, making this property an unbeatable choice for a holiday home or full-time residence. With proximity to the Duquesa Port, Casares Costa, and Sotogrande Marina, it's an unbeatable location. Come view with me!

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