

Promoción DUQUESA

Tipo de Propiedad: Apartamentos

Ref: P-APDUA

Régimen: Venta

1.- Descripción

Unspoilt beaches of La Duquesa and approximately five minutes walking distance from La Duquesa Golf & Country club and from the Puerto de la Duquesa (port) and is approximately only twenty minutes west of Marbella, and is near to the picturesque Spanish town of Manilva. This will be a huge growth area, so anything bought now will be a solid investment when there are more high quality developments in the future. It is also within fairly close proximity to the world-famous golf course of Valderrama, where the

Manilva, which is a traditional Spanish town close by, is a tranquil place with a great potential for growth, which has proven to be very popular due to its history and unspoilt beauty. It is a relaxed place to live, with lots of quieter bars and restaurants. There are ample tropical garden areas with swimming pools and two paddle / tennis courts within the complex. The development is gated so the facilities are private for the residents, and there is private underground parking available with the apartment

The development is located approximately fifty-five minutes west of Malaga and the airport. There is a commercial centre, with many restaurants and bars approximately five minutes walking from the development, as well as a clinic for health facilities.

2.- Detalles de la Propiedad

Air-conditioning: Cold / Hot
Square metres: from 80 m
Bedrooms: from 2
Location: Manilva
Bathrooms: from 2
Kitchen: furnished and equipped
Garage: Included
Delivery promise: May 2006
Attractiveness: Golf zone

3.- Características de la Propiedad

Built-in cupboard Entry phone Alarm Terrace

4.- Características de la Comunidad

Satellite dish Padel court Gymnasium Community swimming pool

5.- Precio de la Propiedad

2 bedroom apartments: Desde 214.244,00 € hasta 244.146,25 €.

6.- Memoria de Calidades

FOUNDATIONS AND STRUCTURE

Reinforced concrete, as per applicable legislation.

WALLS

Exterior walls with ceramic material and single coat stone finish.

FLOORING

Floors and skirting boards in Spanish marble throughout the whole apartment.

FINISHING

Kitchen tiled with vitreous enamel tiles and bathroom walls tiled with marble. Interior of dwellings and common areas plastered.

PLUMBING AND APPLIANCES

Plumbing in cooper as per current legislation. Sanitary appliances in vitreous white porcelain. Highest quality single handle ceramic cartridge taps.

ELECTRICAL INSTALLATION

Implemented according to the technical regulations for low voltage electricity. With 8000 watts total power.

AIR CONDITIONING

Air conditioning hot and cool air installed.

INTERIOR WOODWORK

Entrance doors to dwellings in solid wood with lever-resistant security lock. Interior doors in wood. Fully fitted kitchens with wall cupboards and base units. Top level appliances of first quality brands.

WINDOW FRAMES

White lacquered aluminium frames with aluminium injected roller blinds and Climalit type double glazing.

PAINTWORK

Ceilings of kitchen and bathrooms in smooth finish, plastic paint, remainder in smooth /stipple finish distemper. On vertical walls, plasticized textured finish.

COMMON INSTALATIONS AND AREAS

Lifts with automatic doors in cabin and on floors, capacity four persons. Video entrance systems. TV-FM aerials and satellite dish, with connection points, as per applicable legislation. Garage entrance door with electric lock, remote control equipment and one magnetic key per parking space. Entrance halls, stairs and common areas with marble floors similar to those in dwellings. Swimming pool.

VARIOS

Safe and Alarm pre-installed.
