

## 3 soveværelse Lejlighed til salg i La Duquesa, Málaga

375.000€

STUNNING GROUND FLOOR APARTMENT WITH PRIVATE GARDEN AND PANORAMIC SEA VIEWS IN LA DUQUESA From the moment you walk in, this property stands out for a number of unusual features that make it a very special opportunity in the La Duquesa area: it includes two parking spaces and two storage rooms in the price, something hard to find In addition, it boasts a spacious 54 m<sup>2</sup> private garden with direct access from both the living room and the master bedroom, perfect for enjoying the outdoors in complete privacy This is complemented by a recently renovated kitchen and a glazed back terrace, accessible from two of the bedrooms, allowing you to enjoy this space year-round The ground floor apartment offers 96 m<sup>2</sup> of living space and a generous 52 m<sup>2</sup> terrace, creating a well-balanced blend of indoor and outdoor areas The living room is spacious and bright, and together with the master bedroom, it has direct access to the terrace and the private garden, creating a seamless connection between the interior and exterior An outdoor shower has also been installed in the garden, ideal after a day at the beach or for cooling off in the summer It features marble floors, air conditioning with heating option, and is being sold partially furnished, ready to be easily adapted to your style The layout is comfortable and functional, designed for both everyday living and holiday stays One of its greatest attractions is the panoramic sea views, which provide a feeling of spaciousness and connection with the surroundings The large terrace and garden face east enjoying the lovely sunrise, however due to the length of the garden it gets sun throughout much of the day, whilst the southwest-facing terrace off the spare bedrooms offers pleasant late afternoon sun The property is located within a highly sought-after residential complex which is extremely well maintained with communal gardens and a swimming pool, in a peaceful and well-maintained setting There is also adequate communal parking inside of the complex for family and friends to park As for the location, it's hard to beat: a 10 minute walk to the beach over a footbridge, just a 5-minute drive to Puerto de La Duquesa, with its wide range of restaurants, leisure activities, and marina The centre of Estepona is about a 20-minute drive and Sotogrande Port just 10 minutes by car Furthermore, the area is surrounded by golf courses and has supermarkets, schools, and all kinds of amenities nearby This property combines huge outdoor space, views, unique

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|  3 soveværelser                  |  2 badeværelser |  96m <sup>2</sup> Byg størrelse |
|  54m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Category - Resale  | <input checked="" type="checkbox"/> Climate Control - Air Conditioning   |
| <input checked="" type="checkbox"/> Climate Control - Cold A/C   | <input checked="" type="checkbox"/> Climate Control - Hot A/C                                      | <input checked="" type="checkbox"/> Condition - Excellent  |
| <input checked="" type="checkbox"/> Condition - Recently Renovated   | <input checked="" type="checkbox"/> Features - Covered Terrace                                     | <input checked="" type="checkbox"/> Features - Double Glazing  |
| <input checked="" type="checkbox"/> Features - Fiber Optic   | <input checked="" type="checkbox"/> Features - Fitted Wardrobes                                    | <input checked="" type="checkbox"/> Features - Lift  |
| <input checked="" type="checkbox"/> Features - Private Terrace   | <input checked="" type="checkbox"/> Features - Storage Room  | <input checked="" type="checkbox"/> Features - WiFi  |
| <input checked="" type="checkbox"/> Single Bedrooms: 1, Double<br>Bedrooms: 5                                      | <input checked="" type="checkbox"/> Furniture - Part Furnished                                     | <input checked="" type="checkbox"/> Garden - Communal  |
|  | <input checked="" type="checkbox"/> Garden - Private   | <input checked="" type="checkbox"/> Kitchen - Fully Fitted   |