

## 4 Schlafzimmer Villa zu verkaufen in La Duquesa, Málaga

**860.000€**



Single-story villa with private garden and partial sea views – La Duquesa This charming detached villa, located in a quiet residential area of La Duquesa, offers the comfort of single-story living, combining spacious interiors, functionality, and a bright natural setting. With a 553 m<sup>2</sup> plot and 165 m<sup>2</sup> of living space, it is an ideal property both as a permanent residence and for enjoying extended holiday stays on the Costa del Sol. The villa features four bedrooms and three bathrooms, providing generous space for families or for those who wish to have additional rooms for guests, an office, or leisure areas. The living room stands out for its brightness and size and includes a cozy fireplace, creating a warm ambiance during the cooler months. The home now includes new windows throughout, enhancing insulation, comfort, and energy efficiency. A new open-plan kitchen has recently been installed, allowing for seamless integration of the living areas and offering a modern, functional space perfect for everyday living. The property is offered partially furnished, making it easy to move in and personalize. Outdoors, the villa offers a 50 m<sup>2</sup> terrace, ideal for enjoying the Mediterranean climate year-round, hosting alfresco meals, or simply relaxing in the sun. From the garden, you can enjoy partial sea views, adding an extra layer of charm to the outdoor space. The property also boasts a private swimming pool, perfect for cooling off in complete privacy. The private garden offers numerous possibilities: a chill-out area, a green zone, a space for children, or even a small personal vegetable garden. The home is also equipped with solar cells for hot water, reducing energy consumption and increasing efficiency. Additional features include air conditioning, a storage room, and private parking within the property, ensuring comfort and convenience. The villa's location is truly exceptional. Just minutes from La Duquesa Marina, with its wide variety of restaurants, cafés, bars, shops, and year-round leisure options, it allows you to enjoy the full Mediterranean lifestyle. The beaches of La Duquesa and El Castillo are also very close, providing easy access to the sea and its beachfront promenades. The area benefits from excellent road connections, with immediate access to the A-7 motorway: Estepona is less than 10 minutes away, Sotogrande 20 minutes, and Marbella only 25 minutes. Gibraltar Airport is located approximately 35 minutes by car, while Málaga Airport is just one hour away, making it a convenient choice for both national and

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|  4 Schlafzimmer                     |  3 Badezimmer               |  165m <sup>2</sup> Baugröße         |
|  553m <sup>2</sup> Grundstücksgröße |  Category - Resale          |  Climate Control - Air Conditioning |
|  Climate Control - Cold A/C         |  Climate Control - Hot A/C  |  Condition - Excellent              |
|  Features - Barbeque                |  Features - Double Glazing  |  Features - Ensuite Bathroom        |
|  Features - Fiber Optic             |  Features - Private Terrace |  Features - Storage Room            |
|  Features - WiFi                    |  Pool Views                 |  Furniture - Part Furnished         |
|  Garden - Private                   |  Kitchen - Fully Fitted     |  Orientation - East                 |
|  Pool                               |                                                                                                                |                                                                                                                          |