

## 2 Cuarto Apartamento en venta en La Duquesa, Málaga

330.000€



HAS TOURIST LICENCE Renovated duplex penthouse in the heart of La Duquesa, just a few steps from the marina and the sea — ideal both as a holiday home or as an investment with high rental potential The property is in excellent condition after a refurbishment with high-quality materials, which included new window frames with double glazing, new flooring, fully updated bathrooms, a new kitchen countertop, a new dishwasher and an overall modernisation of the interior Access to the duplex from the lift leads to a bright and spacious living room with access to a private terrace On this same level there is a fully fitted independent kitchen and a double bedroom with fitted wardrobes and ensuite bathroom A spiral staircase from the living room leads to the upper floor, where you will find the second double bedroom, also with fitted wardrobes, and a bathroom with shower From the upper landing there is access to a covered terrace — perfect to enjoy the winter sun — which connects to a private roof solarium with garden-style finishes and direct views over the marina and the sea Both terraces together add up to 28 m<sup>2</sup> and are perfect for al-fresco dining, sunbathing or entertaining The property benefits from hot & cold air conditioning, is sold fully furnished and ready to move into The building has a lift Street parking is available right by the complex The location is one of the key highlights: set right in the Puerto de La Duquesa — a consolidated seafront area with water sports, golf, sandy beaches with beach bars, and a vibrant atmosphere both day and night The promenade connects on foot to the charming fishing village of El Castillo, and in the opposite direction to Sabinillas, which offers supermarkets, banks, shops, services and local dining Excellent road links to Estepona and Marbella Gibraltar Airport is under 30 minutes away and Málaga Airport is approx 60 minutes A stylish duplex penthouse with recent refurbishment, sunny terraces and an unbeatable location in one of the most demanded coastal enclaves of the Costa del Sol

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|--|---|---|
|  2 dormitorios |  2 baños |  82m <sup>2</sup> Tamaño de construcción |
| <input checked="" type="checkbox"/> Category - Bargain   | <input checked="" type="checkbox"/> Category - Holiday Homes                                | <input checked="" type="checkbox"/> Category - Investment   |
| <input checked="" type="checkbox"/> Category - Resale  | <input checked="" type="checkbox"/> Double Bedrooms: 2                                      | <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"/> Features - Covered Terrace                                   | <input checked="" type="checkbox"/> Features - Double Glazing                               | <input checked="" type="checkbox"/> Features - Ensuite Bathroom   |
| <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 - Near Transport                                    | <input checked="" type="checkbox"/> Features - Private Terrace                              | <input checked="" type="checkbox"/> Features - WiFi   |
| <input checked="" type="checkbox"/> Furniture - Fully Furnished                                  |   |   |