






















## 3 slaapkamer Gezinswoning Te koop in La Duquesa, Málaga

399.000€



3-BEDROOM TOWNHOUSE WITH TOURIST LICENSE JUST 50 METERS FROM THE BEACH Excellently located, this property is just steps from the beach and beach bars, next to the lively and charming Puerto de La Duquesa, where you'll find a wide variety of leisure and dining options, and a short drive from San Luis de Sabinillas, with supermarkets, shops, and other amenities Malaga Airport is only 90 minutes away by car and Gibraltar Airport is 35 minutes away THE PROPERTY HAS A TOURIST LICENSE The house is distributed over two floors On the ground floor, there are two entrances to the spacious living-dining area, with a fully equipped open-plan kitchen, a guest toilet, and one of the three bedrooms with an en-suite bathroom with a shower Upstairs, there's a hallway leading to the other two bedrooms and the space that would have been a second full bathroom However, in this particular case, the bathroom has been converted into a music recording studio, and the space has been combined with one of the upstairs bedrooms Enjoy a large terrace with a fireplace and a pergola with a fixed, retractable awning A fantastic opportunity to own your home by the sea!

- |                                                                                                              |                                                                                                                        |                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  3 slaapkamers             |  2 badkamers                        |  205m <sup>2</sup> Bouwgrootte |
|  Category - Cheap          |  Category - Holiday Homes           |  Category - Investment         |
|  Category - Luxury         |  Category - Reduced                 |  Category - Resale             |
|  Pool-Communal             |  Climate Control - Air Conditioning |  Climate Control - Cold A/C    |
|  Climate Control - Hot A/C |  Condition - Excellent              |  Features - Fitted Wardrobes   |
|  Features - Near Transport |  Features - Private Terrace         |  Features - Solarium           |
|  Features - Utility Room   |  Features - WiFi                    |  Furniture - Optional          |

Onroerend goed op de markt gebracht door The Property Group

[www.spainpropertyportal.com/nl/](http://www.spainpropertyportal.com/nl/)