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219,000€



located in one of the most valued areas of the Costa del Sol, just steps from Puerto de la Duquesa and the beach, this 2-bedroom apartment offers an excellent opportunity both to live and to invest. Situated on a middle floor with elevator access, the property has 87 m<sup>2</sup> built and a functional layout with great renovation potential. The original terrace has been integrated into the living room, providing a greater sense of spaciousness and brightness to the main area. This renovation can be easily reversed if you wish to recover the independent outdoor space. The property will be delivered fully painted in white, and the space previously used as a dressing room is planned to be removed, allowing further expansion of the living room area and improving the general distribution of the home. The apartment has two spacious bedrooms and a full bathroom. The kitchen, currently independent, needs to be fully installed, allowing you to design it from scratch according to your style and needs. From the kitchen, there is access to a small patio. The floor is laminate wood, and the air conditioning system is pre-installed. Although the property is unfurnished, it includes an elevator and is just steps away from everything: services, restaurants, leisure areas, the promenade, and the beach.

**Location and access:** The location is one of its strongest points: Puerto de la Duquesa offers a perfect combination of tranquility and coastal life, with easy access to San Luis de Sabinillas (only 5 minutes by car), Estepona (about 15 minutes), and Sotogrande (approximately 20 minutes). Additionally, Málaga airport is approximately 70 km away, facilitating national and international connections. The nearby surroundings include a wide variety of services such as supermarkets, pharmacies, schools, and medical centers, as well as sports facilities and renowned golf courses just a few minutes by car. For lovers of leisure and gastronomy, the marina offers a great selection of restaurants, bars, and exclusive shops. The promenade and nearby beaches are perfect for enjoying outdoor activities, walks, and water sports. Proximity to natural spaces and protected reserves also allows for hiking trails and excursions in a privileged environment. Ideal for those looking for a home to live year-round as well as for those wanting a second residence near the sea, with all the comforts and tourist attractions within reach. The sale price is highly competitive considering its location and features, below the usual value in this area.

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|--|--|---|
|  2 bedrooms                          |  1 bathroom                 |  87m <sup>2</sup> Build size |
|  Category - Bargain                  |  Category - Resale          |  Superfast Fiber Internet    |
|  Climate Control - Pre Installed A/C |  Condition - Good           |  Features - Covered Terrace  |
|  Features - Fitted Wardrobes         |  Features - Lift            |  Features - Near Transport   |
|  Features - Utility Room             |  Furniture - Not Furnished  |  Orientation - North East    |
|  Parking - Street                    |  Setting - Beachfront       |  Setting - Beachside         |
|  Setting - Close To Port             |  Setting - Close To Schools |  Setting - Close To Sea      |
|  Setting - Close To Shops            |  |   |

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