

## 3 bedroom Villa for sale in La Duquesa, Málaga

895,000€



Modern Villa with Private Pool in La Duquesa We present this magnificent detached villa in La Duquesa, built in 2021 on a 609 m<sup>2</sup> plot, featuring a contemporary design that combines functionality, spaciousness, and high-quality finishes. The property offers a built area of 168 m<sup>2</sup>, distributed in bright, open spaces. It has 3 large bedrooms and 3 full bathrooms, although the property was originally designed with 4 bedrooms, allowing easy conversion if more space is needed. The master bedroom includes two large walk-in closets, providing maximum comfort and storage capacity. The living-dining room connects with an open-plan kitchen that has been fully renovated recently, equipped with high-end Neff appliances, ensuring a modern, functional, and elegant style. Additional improvements include built-in wardrobes with lighting and a glazed terrace, allowing enjoyment of the outdoor space throughout the year. Outside, the villa features a private 8x4 swimming pool, surrounded by a garden with various corners for relaxing or family enjoyment. The covered porch, spacious terraces of approximately 40 m<sup>2</sup>, and the plot design invite full use of the Mediterranean climate. Additionally, there is a private garage for two cars and a storage room. A very practical feature of this property is its two independent entrances: from the upper part, where the parking spaces are located, and also from the lower area, offering convenience and functionality in daily life. The south-southwest orientation ensures brightness throughout the day, with pleasant views of the garden and pool. Regarding its location, the villa is in a quiet residential area of La Duquesa, yet very close to all kinds of services: supermarkets, restaurants, shopping centers, and of course, the beaches and the Port of La Duquesa, with its lively social and gastronomic scene. It is also excellently connected: only 10 minutes from Sotogrande, 15 minutes from Estepona, 30 minutes from Gibraltar Airport, and just over an hour from Málaga. The property is sold unfurnished, offering the perfect opportunity for new owners to easily personalize it according to their tastes and lifestyle. Moreover, the builder's warranty is still in effect. An exclusive villa, still under the builder's guarantee, offering comfort, privacy, and a Mediterranean lifestyle in one of the most attractive locations on the Costa del Sol.

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|---|--|--|
|  3 bedrooms                     |  3 bathrooms                |  168m <sup>2</sup> Build size       |
|  400m <sup>2</sup> Plot size    |  Category - Bargain         |  Category - Cheap                   |
|  Category - Contemporary        |  Category - Holiday Homes   |  Category - Investment              |
|  Category - Luxury              |  Category - Resale          |  Climate Control - Air Conditioning |
|  Climate Control - Cold A/C     |  Climate Control - Hot A/C  |  Condition - Excellent              |
|  Condition - Recently Renovated |  Features - Covered Terrace |  Features - Double Glazing          |
|  Features - Ensuite Bathroom    |  Features - Fiber Optic     |  Features - Fitted Wardrobes        |
|  Features - Private Terrace     |  Features - Storage Room    |  Furniture - Not Furnished          |

Property marketed by The Property Group

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