



## PENTHOUSE DUPLEX 3 BEDROOMS 3 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# BEMR4695025 €356,000

BEDS

3

BATHS

3

BUILT

128 m<sup>2</sup>

TERRACE

38 m<sup>2</sup>

Probably the best penthouse in the Urbanization

Fabulous and ample duplex penthouse with 3 bedrooms at La Duquesa Vistalmar Sur Urbanization.

On the ground floor kitchen, bathroom and 1 bedroom with direct acces to a big terrace.

Upstairs 2 bedrooms and 2 bathrooms. One of the bedroom with an ensuite bathroom. Also a large terrace / solarium on this floow having plenty of sunlight throughout the whole day. The solarium has spectacular views to the sea and towards Estepona.

The orientation of the solarium terrace is mainly West facinfg towards the sea, but is also open to East and South, which means plenty of sun and light all day long

The LPO is not in place as of today,

LPO has been applied form the Town Hall end of October 2024.

# BROMLEY ESTATES

*Marbella*

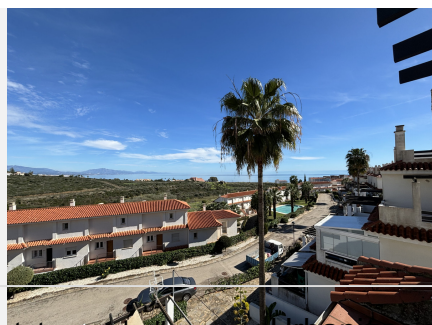
We expect LPO to be in place within a few months

The lack of LPO is reflected on the very attractive price for the property.

Price will increase once the final LPO has been approved.

Reservation deposit of 20% required, the rest upon the obtaining of the LPO.

This is an investment opportunity.



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