



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# BEMR4871476 €269,500

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	103 m <sup>2</sup>	26 m <sup>2</sup>	20 m <sup>2</sup>

Brand new apartment for sale in the recently built urbanization near Duquesa port.

This brand new development has been completed in 2021 and consists of 48 apartments. It is a gated community situated within a walking distance from Puerto de la Duquesa and Sabinillas. The community offers a swimming pool with breathtaking mountain and sea views as well as a gym available for the residents of the community.

This apartment is a ground floor unit and in addition to the private terrace with picturesque views, it offers a private garden. It distributed as follows:

At the entrance you are greeted by a spacious open plan living room with direct access to the terrace. This terrace has picturesque views over the mountains and Andalusian landscape. Those views can be enjoyed not only from this terrace but also from the kitchen area and living room. Both bedrooms are en-suite, have built-in wardrobes and both have direct access to the south facing patio that is perfect for al fresco dining

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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*Marbella.*

experience. From this patio you have pleasant green views and thanks to its south orientation here you can catch plenty of sun during winter time. The apartment comes with underground parking space and a storage room of 6 sqm.

Nestling between Castillo de la Duquesa and San Luis de Sabinillas at the halfway point between Marbella and Gibraltar, Puerto de la Duquesa is considered to be one of the most attractive marinas in Europe and one of the Costa del Sol's best kept secrets. Duquesa Port is a bustling community, with a marina used by leisure crafts that attract residents and visitors of all ages and nationalities. Inside the marina you will find plenty of restaurants overlooking the harbour and the beach. It is an ideal place to enjoy time with your family all year round. Puerto de la Duquesa is a part of the traditional coastal town – Sabinillas. There you will find many traditional Spanish bars and tapar, schools, hospitals, etc.

