



## TOWNHOUSE 3 BEDROOMS 3 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# BEMR4982716 €290,000

BEDS

3

BATHS

3

BUILT

107 m<sup>2</sup>

TERRACE

98 m<sup>2</sup>

A fabulous opportunity for a frontline golf, 3 bedroom townhouse with private garden found on the well established urbanisation at La Duquesa.

The complex is a small urbanisation of just 13 townhouses located next to the fairways of La Duquesa Golf. The community shares large mature gardens and a lovely swimming pool. A pleasant walk leads to the picturesque marina of La Duquesa, miles of unspoiled beaches and the Mediterranean Sea. Nearby are the fishing village of El Castillo and the bustling seaside town of Sabinillas. There are excellent link roads to Estepona and Marbella with Malaga Airport reached in under an hour.

This townhouse is in good condition and is ready for immediate occupation, but some minor updates could easily enhance this property further.

# BROMLEY ESTATES

*Marbella.*

The entrance lobby leads directly into a large bright living room and an independent. The kitchen includes a good sized utility area and a breakfast hatch to the dining area. The living room is bright and spacious and has ample room for a large dining area as well as a comfortable lounge. Access through french doors to the large, sunny terrace – perfect for al fresco living and with great views of La Duquesa Golf course. This terrace leads onto the community gardens and the swimming pool area. There is also a guest shower room on this ground floor level.

Upstairs leads to the sleeping accommodation. The main bedroom has fitted wardrobes, an en suite bathroom and access onto a large sunny upper terrace overlooking the community gardens and beyond to Duquesa Golf. The second and third bedrooms are also generous double, one of which also leads onto the upper terrace. There is also a family bathroom on this level.

The property also has a lovely garden on the entrance and a private off road carport.

A great holiday home or more permanent residence on the front line golf.



# BROMLEY ESTATES

*Marbella*

