

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5343532 €375,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	96 m <sup>2</sup>	54 m <sup>2</sup>	52 m <sup>2</sup>

### STUNNING GROUND FLOOR APARTMENT WITH PRIVATE GARDEN AND PANORAMIC SEA VIEWS IN LA DUQUESA

From the moment you walk in, this property stands out for a number of unusual features that make it a very special opportunity in the La Duquesa area: it includes two parking spaces and two storage rooms in the price, something hard to find. In addition, it boasts a spacious 54 m<sup>2</sup> private garden with direct access from both the living room and the master bedroom, perfect for enjoying the outdoors in complete privacy. This is complemented by a recently renovated kitchen and two glazed in back terraces, accessible from the spare bedrooms, allowing you to enjoy this space year-round.

The ground floor apartment offers 96 m<sup>2</sup> of living space and a generous 52 m<sup>2</sup> terrace, creating a well-balanced blend of indoor and outdoor areas. The living room is spacious and bright, and together with the master bedroom, it has direct access to the terrace and the private garden, creating a seamless connection between the interior and exterior. An outdoor shower has also been installed in the garden, ideal after a day

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

# BROMLEY ESTATES

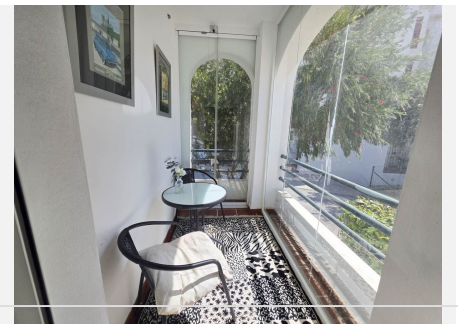
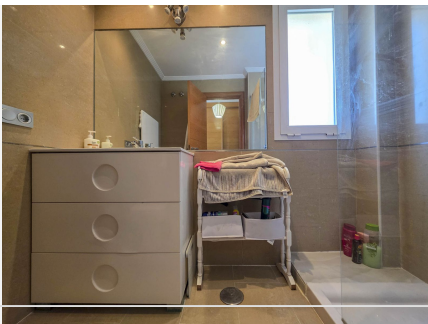
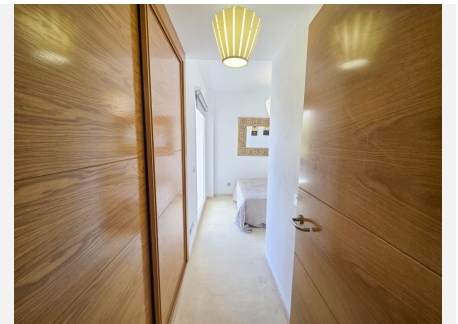
*Marbella.*

at the beach or for cooling off in the summer.

It features marble floors, air conditioning with heating option, and is being sold partially furnished, ready to be easily adapted to your style. The layout is comfortable and functional, designed for both everyday living and holiday stays. One of its greatest attractions is the panoramic sea views, which provide a feeling of spaciousness and connection with the surroundings.

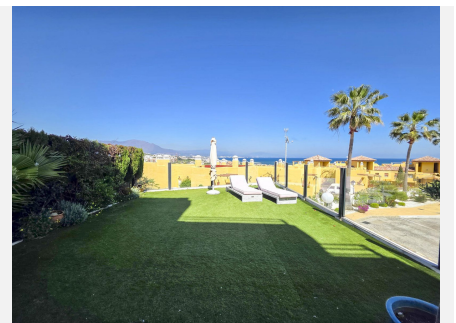
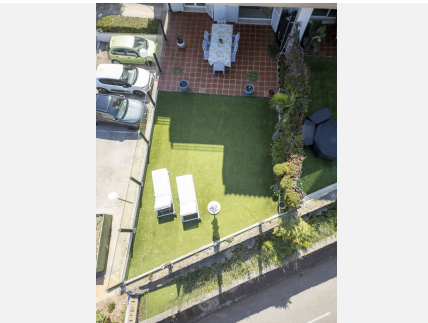
The large terrace and garden face east enjoying the lovely sunrise, however due to the length of the garden it gets sun throughout much of the day, whilst the southwest-facing terraces off the spare bedrooms offer pleasant late afternoon sun. The property is located within a highly sought-after residential complex which is extremely well maintained with communal gardens and a swimming pool, in a peaceful and well-maintained setting. There is also adequate communal parking inside of the complex for family and friends to park.

As for the location, it's hard to beat: just a 10 minute walk to the beach over a footbridge, and a 5-minute drive to Puerto de La Duquesa, with its wide range of restaurants, leisure activities, and marina. The centre of Estepona is about a 20 minute drive and Sotogrande Port just 10 minutes by car. Furthermore, the area is surrounded by golf courses and has supermarkets, schools, and all kinds of amenities nearby. This property combines huge outdoor space, views, unique features, and an excellent location, perfect for enjoying the Mediterranean lifestyle in comfort and privacy.



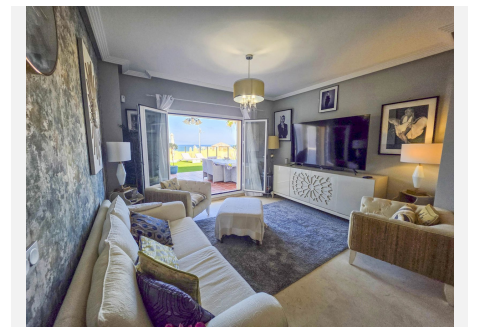
# BROMLEY ESTATES

*Marbella*



# BROMLEY ESTATES

*Marbella*



# BROMLEY ESTATES

*Marbella*



# BROMLEY ESTATES

## *Marbella*

