



## DUPLEX 3 BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5346496 €239,000

BEDS

3

BATHS

2

BUILT

90 m<sup>2</sup>

TERRACE

25 m<sup>2</sup>

BRIGHT APARTMENT ON A RAISED GROUND FLOOR WITH SPECTACULAR SEA VIEWS IN LA DUQUESA

We present this attractive apartment located in La Duquesa, within a quiet and well-connected residential complex. The property stands out for its impressive panoramic views of the sea and the Rock of Gibraltar, as well as its excellent layout.

The apartment is situated on a raised ground floor, offering the convenience of entrance-level access, but with the advantage of being on the first floor due to its exterior orientation, providing greater privacy, better views, and abundant natural light.

It has three spacious and bright bedrooms and two full bathrooms, making it an ideal option for families or those seeking additional space for guests or a home office. The fully equipped, open-plan kitchen integrates seamlessly with the living-dining room, creating a spacious, modern, and functional environment.

# BROMLEY ESTATES

*Marbella*

One of the property's greatest assets is its spacious 25 m<sup>2</sup> private terrace, directly accessible from the living room, significantly enhancing the use of outdoor space. This area is perfect for enjoying the Mediterranean climate, relaxing, or spending time outdoors while taking in the sea views. Thanks to its northeast orientation, the property receives abundant natural light throughout much of the day, maintaining a pleasant temperature even during the summer months.

The property is being sold unfurnished, offering the opportunity to personalize it to your taste. It features marble floors and air conditioning, providing comfort and quality.

The residential complex offers well-maintained gardens, a communal adult pool, a children's pool, and a playground, ideal for family enjoyment.

The location is another major advantage: the La Duquesa Marina, the beaches of Manilva, and a wide range of amenities such as supermarkets, schools, restaurants, and sports facilities are all less than a 5-minute drive away. Furthermore, it is very close to renowned golf courses such as Doña Julia, La Duquesa Golf, and Finca Cortesín, making it an excellent choice for golf enthusiasts. Sotogrande is just 10 minutes away, Estepona 15 minutes, Gibraltar about 30 minutes, and Málaga Airport a little over an hour away, with easy access to the A-7 motorway that connects the entire Costa del Sol.



# BROMLEY ESTATES

*Marbella*



# BROMLEY ESTATES

*Marbella*

