

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 3 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5365837 €895,000

BEDS

4

BATHS

3

BUILT

249 m<sup>2</sup>

PLOT

1117 m<sup>2</sup>

Set within the sought-after coastal area of La Duquesa, this exceptional south-facing four-bedroom villa in Ocean Golf Villas offers an elegant blend of contemporary comfort, privacy and effortless Mediterranean living.

Beautifully presented throughout, the interiors have been thoughtfully designed to create a bright and welcoming atmosphere. A fully fitted modern kitchen flows seamlessly into the spacious open-plan living area, where a feature fireplace provides a warm focal point for year-round enjoyment. The morning terrace has been enclosed with premium glass curtains, creating an additional versatile living space while preserving natural light and views.

The accommodation is both practical and refined. On the entrance level, a generous guest double bedroom is complemented by a Jack and Jill bathroom, ideal for visiting family and friends. Upstairs, three further bedrooms are perfectly positioned to maximise light and outlooks, each featuring fitted wardrobes and private terraces, with the third bedroom enjoying an attractive balconette. The principal suite offers a luxurious en-suite bathroom, while a stylish family bathroom serves the remaining bedrooms.

Occupying a prime corner plot on the edge of the surrounding countryside, the villa enjoys a wonderful sense of peace and privacy. Outside, the landscaped grounds are beautifully maintained and include a large

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private driveway with space for multiple vehicles, a south-facing swimming pool, and a stunning paved lower terrace designed for entertaining, dining or simply relaxing in complete seclusion.

A rare and highly valuable feature of this property is the adjoining additional urban plot, currently arranged as a charming walled garden with mature fruit and fig trees, creating a peaceful orchard-style retreat. This separate parcel offers exciting potential for the construction of an additional detached villa with private pool, or the expansion of the existing residence, subject to relevant permissions.

For investors or lifestyle buyers alike, the property also benefits from an existing tourist licence, adding immediate rental appeal.

The additional plot is available for €215,000 and may be acquired separately or together with the main villa, presenting a unique opportunity to secure a versatile home with future growth potential in one of the Costa del Sol's most desirable locations.



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