

# BROMLEY ESTATES

*Marbella*



## TOWNHOUSE 3 BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5374774 €299,000

BEDS

3

BATHS

2

BUILT

103 m<sup>2</sup>

PLOT

40 m<sup>2</sup>

TERRACE

25 m<sup>2</sup>

Located within the charming gated community of Gunilla, this spacious 3-bedroom, 2.5-bathroom townhouse presents an outstanding investment opportunity in the highly desirable Duquesa area. Set across three levels, the property combines excellent rental potential with strong lifestyle appeal, all within easy reach of Duquesa Golf, the marina, beaches, restaurants, and local amenities. The community itself offers beautifully maintained communal gardens and an attractive swimming pool, enhancing its appeal for both holidaymakers and long-term residents. The property features a private garden and an impressive rooftop solarium — ideal for enjoying the Costa del Sol sunshine and maximising outdoor living space, a key feature for rental demand. On the main level, the home offers a bright living and dining area with a feature fireplace, a guest bathroom, storage cupboard, and kitchen. The middle floor comprises three generously sized bedrooms with fitted wardrobes, a family shower room, and a principal bedroom with en-suite bathroom. While the property would benefit from some modernisation, this creates an excellent opportunity to add value and personalise the home to maximise resale or rental returns. Whether seeking a profitable holiday rental, a long-term investment, or a future permanent residence, this property offers exceptional

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potential in a peaceful yet well-connected location. A superb opportunity for investors looking to secure a property with strong upside in one of the Costa del Sol's most sought-after areas.



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