



DUPLEX 3 BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5378992 €275,000

BEDS

3

BATHS

2

BUILT

94 m²

PLOT

127 m²

SPACIOUS GROUND FLOOR DUPLEX WITH LARGE PRIVATE GARDEN AND SEA VIEWS IN LA DUQUESA

We present this attractive ground floor duplex in La Duquesa, located in a quiet and well-connected residential area, ideal both as a permanent residence and for enjoying getaways by the sea. It stands out for its excellent layout on two levels, its large private garden, and its beautiful panoramic views of the sea and the surrounding natural environment.

The property currently has 3 bedrooms and 2 bathrooms, one of them en suite on the upper floor, offering a very comfortable and functional layout for families or for those seeking spaciousness and privacy. With a constructed area of 94m² and a spectacular private garden of 127m², this property offers the possibility of installing a pergola and creating different outdoor spaces, such as a chill-out area, an outdoor dining area, or a play area.

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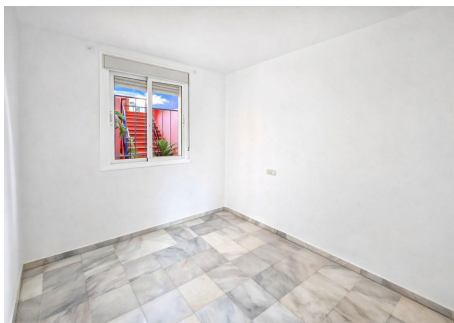
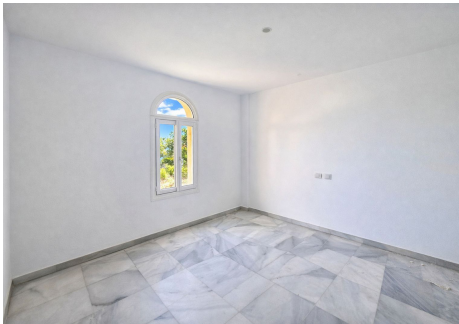
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The property is sold unfurnished and without a kitchen, allowing the future owner to design it completely to their liking and personalize each space according to their needs. The living-dining room offers an excellent foundation for creating a spacious and bright living area. There is even the possibility of further expanding this space by removing the wall of one of the existing bedrooms, thus maintaining the three-bedroom layout. Likewise, the covered garage offers great additional potential, as it could easily be transformed into a fourth bedroom, office, gym, or multi-purpose room. Should this modification be made, the property would still retain private parking thanks to the included outdoor space.

Features include marble floors, air conditioning installed in the upstairs bedroom, a storage room, and two private parking spaces: one covered and one uncovered.

The complex boasts communal gardens, an adult pool, a children's pool, and other common areas ideal for family enjoyment. Furthermore, the entire complex is scheduled to be repainted in the coming months, an already approved improvement that will not entail any additional cost for the new owner, further enhancing the value and appeal of the property.

Its location is one of its greatest assets: less than 5 minutes away by car are Puerto de la Duquesa, the beaches of Manilva, supermarkets, restaurants, schools, and all kinds of amenities. It is also surrounded by renowned golf courses such as Doña Julia Golf, La Duquesa Golf, and Finca Cortesín, making it an excellent choice for golf lovers seeking tranquility. Sotogrande is about 10 minutes away, Estepona 15 minutes, Gibraltar approximately 30 minutes, and Málaga International Airport just over an hour away, with easy access via the A-7 motorway.



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