



Residencial  
**DUQUESA**  
your port of call







## ABOUT RESIDENCIAL DUQUESA

Residencial Duquesa offers high quality apartments in a fantastic location, within walking distance to a range of amenities, the picturesque Puerto de la Duquesa marina and the beautiful beaches stretching along this western side of the Costa del Sol. Despite their close proximity to the many attractions provided by this sought after area, these apartments are set in a private, gated complex, in peaceful surroundings amidst landscaped gardens featuring an adult and children's swimming pool.

Stunning 2 bedroom apartments and penthouses spread across 4 floors, with only 2 homes on each floor offering more privacy. The beautiful pale modern Andalusian style architecture featuring a dark wood feature exterior is complimented by the neutral interior palette. Superior features of these stylish apartments include spectacular sea and mountain views which can be appreciated from generously sized private terraces. In addition, all apartments include an underground parking space, most of them with storage room, and selected apartments offer 2 underground parking spaces.



## THE APARTMENTS

It's all about the sunshine lifestyle, with large patio doors designed to bathe the spacious sitting room with natural sunlight, whilst marble floors and pale indoor carpentry on the doors and frames add a further sense of light and texture.

The master bedrooms feature stylish en-suite bathrooms complete with a full size bathtub, and the guest bedroom is served by a good sized shower room. Each property is offered with a fully fitted modern kitchen equipped with the latest Siemens appliances and benefits from a convenient separate laundry room.





Your port of call





## FEATURES

Each apartment is equipped with a range of features to make life more comfortable, such as a video entry phone, hot and cold air conditioning and the option of a lockable store room and underground parking. Selected homes have 2 parking spaces.

- En-suite bathroom
- Marble floors
- Fully equipped kitchen
- Pre-installed hot and cold air conditioning
- Pale wood interior carpentry
- Fitted wardrobes (master bedroom)
- Patio doors
- Private terrace
- Video entry phone
- Lockable store room
- Parking space



## LA DUQUESA

Nestling between Castillo de la Duquesa and San Luis de Sabinillas at the halfway point between Marbella and Gibraltar, Puerto de la Duquesa is considered to be one of the most attractive marinas in Europe and one of the Costa del Sol's best kept secrets.

Duquesa Port is a bustling community, with a marina used by leisure crafts that attract residents and visitors of all ages and nationalities. Largely unspoilt, less touristic and much better value than its more famous neighbour Puerto Banus, the marina boasts an impressive array of shops and services, cafes, clubs and exclusive restaurants representing virtually every corner of the world.



## RESORT LOCATION

Malaga airport – 50 minutes' drive

Golf - 5 minutes' walk

Beach – 5 minutes' walk

Duquesa Marina - 5 minutes' walk

Sabinillas town centre – 10 minutes' walk

Marbella and Puerto Banus – 30 minutes' drive





## THE AREA

The apartments at Residencial Duquesa are a 5 minute walk from the Duquesa Marina and Sabinillas town centre, the beaches, shopping, schools and of course several golf courses, including the exclusive Duquesa Golf and Country Club. This stretch of coastline boasts white fine sandy Blue Flag beaches and the option of sailing, fishing and dolphin spotting.

Easily accessed via the N340 and coast road, travelling time is a convenient 30 minutes' drive to Gibraltar and 50 minutes from Malaga international airport. A regular public bus service connects Puerto de la Duquesa with Sotogrande and Estepona to the west, and San Pedro de Alcantara, Puerto Banus and Marbella to the east.





## THE COSTA DEL SOL

The Costa del Sol 'sunshine coast' is the only European destination to boast over 300 days of sunshine every year. The area has been a holiday hotspot since the 1950s when it became the playground of the rich and famous as a glamorous alternative to St. Tropez. Today the celebrities, holiday makers and expats can enjoy the best of all worlds; a laid back mañana lifestyle under the azure sky and Mediterranean Sea, plus the added benefit of modern communications, excellent international travel links, state of the art hospitals, sandy beaches, cosmopolitan towns, international cuisine, nightlife and shopping and of course the famed Spanish hospitality. It also boasts some of the most sought after real estate in the world.

