



**Property type :** Apartment

**Location :** San Luis de Sabinillas

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** garden

**Parking :** 1 underground parking

**House area :**

86 m<sup>2</sup>

✓ Close to golf

✓ Utility room

✓ Furnished

✓ Close to sea

✓ Terrace

✓ Airconditioning

✓ Lift

✓ White goods

The perfect opportunity to experience the bliss of coastal living with this charming first-floor apartment. Situated within the highly demanded gated community of Residencial Duquesa, boasting four swimming pools, paddle courts and 24-hour security, this property offers both luxury and peace of mind. Whether you are seeking a reliable investment with long and short term rental opportunities, or an established residential community to call home, this property offers it all.

Enjoy the beauty of a south-facing orientation, ensuring floods of sunshine on the large terrace throughout the day. Inside, the apartment features a functional layout with a fully fitted kitchen and adjacent laundry room, ideal for everyday living. The open-plan living and dining area provide a comfortable space for relaxation and entertaining.

There are two double bedrooms, each equipped with fitted wardrobes for ample storage. The master bedroom boasts an ensuite bathroom with a bath, while a second independent bathroom offers added convenience with a shower.

Stay comfortable year-round with centralized air conditioning installed throughout the apartment. Parking is a breeze with the included underground parking space accessible via a lift. For those who prefer to stroll, there is easy access on foot to Sabinillas town center, Duquesa Marina, and the beach.

This property offers a convenient lifestyle in a sought-after location. There is excellent access to surrounding towns such as Estepona located 15 minutes away, Marbella and Gibraltar 30 minutes, and Malaga Airport just one hour.



