



**Property type :** Townhouse

**Location :** La Duquesa

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Views :** Sea views

**Parking :** Open private parking

**House area :** 191 m<sup>2</sup>

✓ Close to golf

✓ Furnished

✓ Close to sea

✓ Airconditioning

✓ White goods

Exciting opportunity for a substantial Las Brisas, Duquesa townhouse with beautiful views to the Mediterranean Sea.

Las Brisas is a small, well established community overlooking Duquesa Marina. Made up of low rise townhouses, the community has mature gardens and a beautiful swimming pool.

Las Brisas is a short walk from the lively marina complex of La Duquesa which has a fine variety of boutiques and restaurants. A pleasant walk along the promenade leads to the busy village of Sabinillas. This has all essential amenities including a selection of supermarkets, shops, banks as well as a wide range of tapas bars and restaurants.

The towns of Estepona (10 mins) and Marbella (20mins) are a short drive away. Gibraltar is also only 20 mins away and Malaga Airport can be reached in under an hour.

The property itself is in good condition, sits in a secluded, private garden and ready for immediate occupation.

Entrance is into a hall that leads to a lounge/dining room. This large, bright room is dual aspect, has a working fireplace and leads onto a large covered terrace and beautiful panoramic views to the Mediterranean Sea. This covered terrace is a perfect spot for al fresco dining. The open-plan kitchen has recently been updated, is fully equipped and has a substantial utility room. There is also a toilet on this level.

The sleeping accommodation in this Las Brisas Townhouse consists of a large main bedroom with a fitted wardrobes and a lovely ensuite bathroom, complete with a skylight. There is direct access from the main bedroom through french doors into the secluded private garden. There are two further generous double bedrooms, both with fitted wardrobes, and served by a full family bathroom.

The well established private gardens are secluded and offer both sun and shade. There is also a secure, private garage.

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This Las Brisas, Duquesa townhouse is fantastically located and has beautiful sea views. This substantial property makes a beautiful home or holiday home, with excellent rental potential. Viewing is highly recommended.



