



**Property type :** Apartment

**Location :** La Duquesa

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Parking :** 1 underground parking

**House area :** 90 m<sup>2</sup>

✓ Close to golf

✓ Terrace

✓ Close to sea

✓ Airconditioning

✓ Lift

This is a lovely 2 bedroom ground floor apartment with a large terrace and private garden a well kept residential complex with community pool and well maintained garden areas. A gated complex close to the picturesque marina and golf of La Duquesa, with a fine selection of restaurants and bars within a few minutes as well as the sandy beaches. All major facilities such as supermarkets, banks etc are only a short drive away. Being only 25 minutes to Gibraltar Airport and an hour to Malaga Airport, connections are excellent.

The apartment itself consists of: A large independent fully fitted kitchen with breakfast area and access to a small terrace with views to the gardens . A spacious dining/living area with access onto the private covered terrace. This terrace leads out to the private east facing garden. The outdoor area provides ample area to enjoy sunshine and shad, and ideal for the Mediterranean outdoor living. The Master bedroom has a dressing area and en suite bathroom. This bedroom has access to the main terrace. The second bathroom has a walk-in shower. Finally, the second bedroom, also a double, leads to the same terrace as the kitchen.

This is spacious well presented apartment also includes a private underground parking space and a storeroom.

Due to it´s ideal location, size and super outdoor space, this property is perfect for permanent living as well as for holidays with excellent rental potential all year round.



