



**Property type :** Apartment

**Location :** La Duquesa

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southwest

**Views :** Sea views

**House area :** 95 m<sup>2</sup>

- |                  |                   |                    |
|------------------|-------------------|--------------------|
| ✓ frontline golf | ✓ close to shops  | ✓ Paddle tennis    |
| ✓ Close to golf  | ✓ Close to sea    | ✓ Fitted wardrobes |
| ✓ Storage room   | ✓ Satellite dish  | ✓ Lift             |
| ✓ Utility room   | ✓ Terrace         | ✓ White goods      |
| ✓ Furnished      | ✓ Airconditioning |                    |



## TWO-BEDROOM MIDDLE-FLOOR APARTMENT WITHIN EASY WALKING DISTANCE OF THE BEACH

This bright and well-presented middle-floor apartment enjoys clear, uninterrupted views across the adjacent golf course and the stunning coastline stretching from the Bay of Estepona towards Marbella. Situated within the desirable 24-hour gated community of Duquesa Village, residents benefit from beautifully maintained gardens, multiple swimming pools and a single paddle court. Local amenities and the sandy beaches of La Duquesa are just a pleasant 15-minute walk away.

### WELL-MAINTAINED & FULLY FURNISHED

The property features a spacious lounge-dining area opening onto a private southwest-facing terrace, a modern fully fitted kitchen with serving hatch, a family bathroom, and two double bedrooms with built-in wardrobes. The principal bedroom includes an en-suite bathroom and direct access to a partially enclosed terrace fitted with glass curtains for year-round enjoyment. An underground parking space and a private storeroom are also included, making this an ideal permanent home or a superb lock-up-and-leave holiday retreat with excellent rental potential.

### KEY FEATURES

- Unobstructed golf and coastal views (Estepona to Marbella)
- Spacious private terrace
- Marble flooring
- Fully fitted kitchen with utility room
- Modern, fully equipped bathrooms
- Fibre-optic internet
- Hot & cold air conditioning
- Newly installed infrared heating (individually adjustable in each room)
- Private underground parking and storeroom

### LOCATION

Duquesa Port is a vibrant and popular marina offering a welcoming atmosphere with numerous shops, restaurants, bars and supermarkets. Beautiful beaches and a pleasant year-round climate make Puerto de la Duquesa one of the most favoured destinations on the Costa del Sol. Ideally positioned for golf enthusiasts, with excellent courses in Duquesa and nearby Sotogrande, this location offers the perfect blend of leisure, convenience and coastal living.

