



**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 :**

85 m<sup>2</sup>

- ✓ ensuite bathroom
- ✓ near transport
- ✓ Lift
- ✓ White goods

- ✓ close to shops
- ✓ Close to sea
- ✓ Utility room
- ✓ Furnished

- ✓ gated complex
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Airconditioning



## €295,000 2-Bedroom Apartment in Residencial Duquesa!!

This well-kept first floor apartment, built in 2008, features 2 comfortable bedrooms, 2 bathrooms, a spacious living and dining area, a fully equipped kitchen, and a separate laundry room. The terrace has been closed in with glass curtains so that it can be used as an extra room in the winter. It also offers pleasant views of the pool and gardens.

Situated in La Duquesa, the apartment enjoys an excellent location: 25 minutes drive from Marbella, 20 minutes from Gibraltar, and approximately 1 hour from Málaga Airport. Residencial Duquesa is just a 10-minute walk from the beach, and only 5 minutes from supermarkets, shops, and restaurants. Puerto de La Duquesa and La Duquesa Golf are also within walking distance.

Middle Floor Apartment, San Luis de Sabinillas, Costa del Sol.  
2 Bedrooms, 2 Bathrooms, Built 85 m<sup>2</sup>, Terrace 10 m<sup>2</sup>.

Setting : Town, Village, Close To Port, Close To Shops, Close To Schools, Urbanisation.

Orientation : South.

Condition : Good.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Garden, Pool.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Utility Room, Ensuite Bathroom.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex.

Parking : Underground.

Utilities : Electricity.

Category : Holiday Homes, Investment, Resale.

