



## PENTHOUSE DUPLEX 2 LOŽNICE

📍 La Duquesa

**REF# R4717735 – 192.500€**

IBI

340 €/YEAR

Community

1440 €/YEAR



2

Ložnice



2

Koupelny



77 m<sup>2</sup>

Built



16 m<sup>2</sup>

Terrace

A fabulous investment opportunity at a gated community of 169 apartments, with lush mature gardens and 3 communal swimming pools.

Located just 550 metres from the beach, and close to all kinds of amenities.

A 2 bedroom, 2 bathroom duplex penthouse with an ample terrace on both floors.

The whole urbanization is lacking LPO today. The Community of owners has been working very hard to obtain it.

At the moment only missing the electricity company's paperwork to provide the boletines de enganche. All technical aspects have been addressed and okayed by Endesa.

The LPO is not in place as of today,  
LPO has been applied from the Town Hall end of October 2024.  
We expect LPO to be in place within a few months

Price will increase once the final LPO has been approved.

Due to the lack of LPO this property is very fairly priced and provides an excellent investment opportunity.



