



## M?STSKÝ D?M 3 LOŽNICE

📍 La Duquesa

**REF# R4747090 – 265.000€**

IBI

514 €/YEAR

Community

1764 €/YEAR



3

Ložnice



2.5

Koupelny



103 m<sup>2</sup>

Built



65 m<sup>2</sup>

Terrace

This is a charming 3 bedroom Gunilla Townhouse in a peaceful location close to Duquesa Golf and marina. The property is an end terrace with a south facing garden and a large solarium with open views.

Gunilla is a small gated community of only 13 similar townhouses, that share beautiful, well maintained gardens and a swimming pool.

The urbanisation is found on the Duquesa hillside. A short drive takes you to the picturesque marina at La Duquesa which has a wide variety of restaurants, shops and bars. A walk along the promenade, with several beach bars, takes you to the traditional village of Sabinillas. This has all essential amenities including a selection of shops, supermarkets, banks etc. as well as tapas bars and restaurants.

There are excellent links to nearby ports include Estepona and Sotogrande and the traditional Andalusia white villages of Manilva, Casares and Gaucín are a pleasant drive away. The historical and cultural cities of Cadiz, Seville, Granada and Jerez are all within driving distance and definitely worth visiting. Gibraltar Airport is only 25 minutes away and Malaga Airport can be reached in under 1 hour.

This Gunilla townhouse is a corner property and affords plenty of natural light.

The property is entered via a front porch that leads to a large, bright living room with a fireplace. There is access through large french windows to the south facing garden terrace that leads directly to the gardens and swimming pool. This is a lovely area to take in the all day sun or enjoy the al fresco lifestyle. There is an independent, fully fitted and equipped kitchen and a downstairs toilet.

Stairs lead to the sleeping accommodation which consists of a master bedroom with an en suite bathroom. The second and third bedrooms are also of good sizes, both with fitted wardrobes and views over the gardens. An additional staircase leads to the top floor where there is a huge roof terrace. This terrace views over the gardens, pool and surrounding countryside, whilst enjoying all day sunshine.

Furthermore, the property comes with a designated parking space.

This townhouse itself is in good condition and ready for immediate occupation. There are many additional features such as, security grills, sunblinds, pre inst a/c, and fibre optic to mention but a few. Some minor updates are not essential, but could enhance this fabulous property even more and is priced accordingly.

Gunilla, Duquesa is a highly desirable location. Coupled with lovely year round climate, low running costs and the proximity to a vast array of amenities we think this an ideal weekend destination, a family holiday destination or a more permanent residence.

Viewing is highly recommended.





