



## DVOJDOMEK 3 LOŽNICE

📍 La Duquesa

REF# R5363884 – 399.000€

IBI

1200 €/YEAR

Community

2280 €/YEAR



3

Ložnice



2

Koupelny



205 m<sup>2</sup>

Built



30 m<sup>2</sup>

Terrace

Tourist Licence in Place!!

Charming Andalusian Beach House in the Heart of Puerto de la Duquesa – Tourist Licence in Place

A rare opportunity to acquire a traditional Andalusian beach house ideally located in the very centre of Puerto de la Duquesa, just moments from the marina, beaches, restaurants and all amenities.

This character-filled semi-detached property already holds a tourist rental licence, making it an excellent investment for holiday lets or a stylish renovation project with strong income potential.

The property is currently habitable, allowing you to renovate gradually and tailor the home to your taste over time.

The house is distributed over two floors and offers:

3 bedrooms, including one currently converted into a professional recording studio with vocal booth

2 bathrooms

Bright living spaces with great potential

A spacious 85 m<sup>2</sup> patio and terrace, ideal for outdoor living and entertaining

With its east-facing orientation, the property enjoys lovely morning light and a pleasant atmosphere throughout the day.

Whether you are looking for a charming holiday home, a renovation project, or a high-yield rental investment in a prime coastal location, this property ticks all the boxes.



