



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 La Duquesa

**REF# R4671697 – 170.000€**

IBI

10 €/YEAR



2  
Beds



1  
Baths



73 m<sup>2</sup>  
Built

AVAILABLE FOR VIEWING FROM SEPTEMBER 2024

Discover this stunning two-bedroom, one-bathroom apartment, conveniently located just an 18-minute stroll

from the serene La Duquesa beach. This ready-to-move-into home welcomes you with an entrance hall that includes a guest lavatory and laundry facilities, leading into a generously sized open-plan living and dining area beside a well-equipped kitchen. The private terrace offers breathtaking panoramic views, perfect for enjoying the outdoors.

The apartment features two spacious bedrooms, both sharing a bathroom and offering access to a sunny terrace that boasts a partial sea view and overlooks exquisite community gardens. Among its many upscale finishes and amenities, you'll find cream marble flooring, efficient hot and cold air conditioning, and a wealth of communal facilities, including tennis and paddle tennis courts, a fitness center, a BBQ area, community WiFi, and even a private cinema room.

Situated near an array of fantastic beachfront dining options, the apartment is also just an 11-minute drive from the stunning Sotogrande marina and only 6 minutes away from La Duquesa Marina. These marinas provide convenient access to essential services such as banks, supermarkets, and pharmacies.

This property is a must-see for anyone looking to enjoy the best of coastal living!

