



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 La Duquesa

**REF# R4797673 – 330.000€**

IBI

756 €/YEAR

Community

2616 €/YEAR



2

Beds



2

Baths



81 m<sup>2</sup>

Built



51 m<sup>2</sup>

Terrace

Fantastic opportunity for a beautiful Marina Real, La Duquesa apartment beautifully located near the picturesque marina of La Duquesa, just metres from the promenade, large sandy beaches and the

Mediterranean Sea.

This beautiful apartment is found in the highly sought after beachfront Marina Real, La Duquesa urbanisation. This is an established gated community with 2 large community swimming pool, well maintained gardens and access to the beautiful promenade and the beach.

The apartment is close to supermarkets, shops, tapas bars and restaurants. The bustling fishing villages of Sabinillas and El Castillo are both a 5 minute walk away along the promenade. There are several championship golf courses nearby including Doña Julia and Finca Cortesin – home of the 2023 Solheim Cup.

The apartment itself is in fine condition having been tastefully updated and is ready for immediate occupation.

The entrance leads into a large living room with direct access onto the large sunny terrace, a perfect spot for enjoying outdoor living. There is a open plan kitchen off the entrance hall with a useful utility room and a breakfast bar overlooking the living room.

There is a hall leading to the sleeping accommodation consisting of 2 generous double bedrooms. The master has fitted wardrobes, access to the large terrace and an ensuite bathroom. The second bedroom also has fitted wardrobes. There is also a family shower room.

This beautiful location coupled with lovely year round climate and the proximity to a vast array of amenities makes this an ideal weekend destination, a family holiday destination or a more permanent residence.

The property has a private underground parking space and a useful store room.

Nearby ports include Estepona and Sotogrande and the traditional Andalucia 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.





