



Ground Floor Apartment in La Duquesa

Bedrooms **2** Bathrooms **2** Built **84m2** Terrace **60m2**

R5205934

**Ground Floor
Apartment**

La Duquesa

268.000€

Beautiful Apartment with Spacious Terrace and Private Patio in La Duquesa With a privileged location just 400 meters from the beach and surrounded by everything you need for day-to-day living. Supermarkets, restaurants, a gym, and services are just steps away, while in only 3 minutes by car you can enjoy the charming marina of La Duquesa and in 5 minutes the prestigious Sotogrande port, both perfect for strolling by the sea and experiencing the unique atmosphere of the Costa del Sol. A location that combines peace and quiet with the convenience of having everything close at hand. This bright and welcoming ground-floor property offers a large terrace alongside a generous private patio with a barbecue area—perfect for enjoying pleasant evenings outdoors all year round, thanks to the area's exceptional microclimate. Facing south, it receives abundant natural light, creating a warm and comfortable atmosphere. It features two bedrooms and two bathrooms, stylishly presented and in excellent condition, ready to move into or enjoy as a holiday home. The charming residential complex, full of potential, is a small oasis of relaxation with a spectacular communal pool, beautifully maintained gardens, and a children's play area. In addition, the property has a valid tourist license and an excellent rating on vacation rental platforms, making it an attractive option both for those seeking a second home and for those wishing to continue with a profitable investment. Don't miss the opportunity to visit and discover

?for yourself ?all the ?advantages ?that make ?this a ?unique ?choice ?on ?the ?Costa ?del
?Sol.

Barbeque
Ensuite Bathroom
Lift
Private Terrace

Barbeque
Fiber Optic
Marble Flooring

Covered Terrace
Fitted Wardrobes
Near Transport