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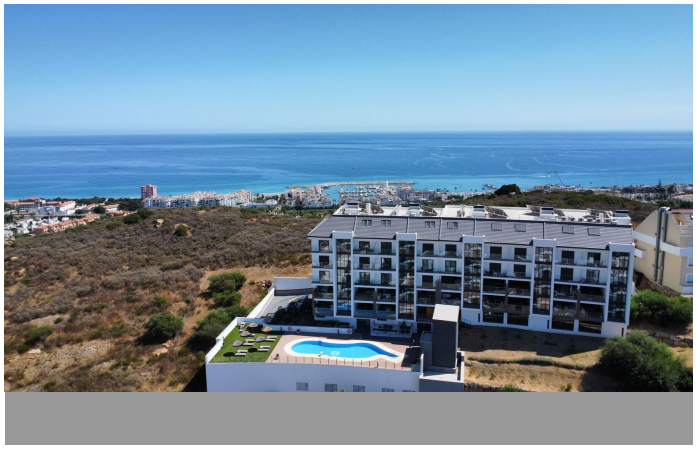
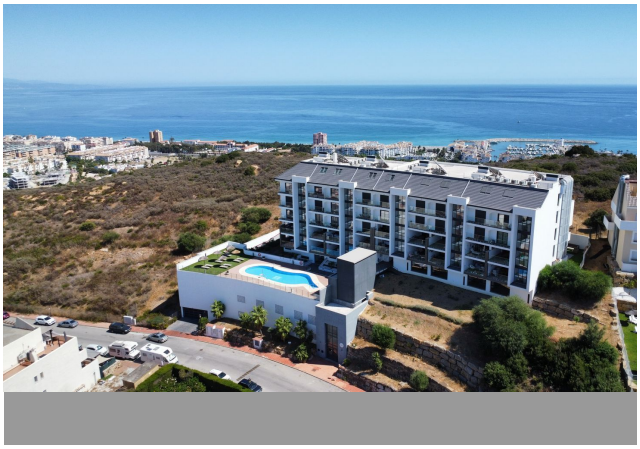
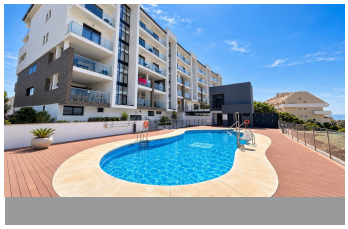
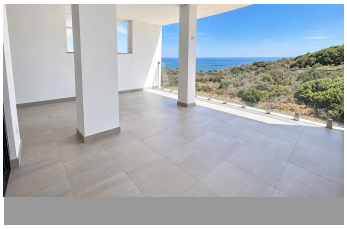




Middle Floor Apartment in La Duquesa

Bedrooms	**2**	Bathrooms	**2**	Built	**94m2**	Terrace	**20m2**

R5486416	**Middle Floor Apartment**	**La Duquesa**	**309.000€**

A luxury 2 bedroom, 2 bathroom apartment in perfect condition with a stylish, contemporary finish situated in the highly desirable community in La Duquesa. The property offers spacious and comfortable living throughout and is perfect for both permanent living and holidays. With two private terraces, both with stunning views, you can fully enjoy the wonderful year-round climate, whether relaxing indoors, outdoors or entertaining guests. This well-presented 2 bedroom, 2 bathroom apartment offers a bright and practical layout designed for comfortable living. The apartment has a contemporary style and high standard finishes. Upon entering the property, you are welcomed into a spacious entrance hall that leads through to a generous open-plan living and dining area. Large patio doors allow plenty of natural light to fill the room and provide direct access to one of the private terraces, creating a seamless flow between indoor and outdoor living. The fully fitted kitchen is well-appointed with ample storage and workspace, with a built-in utility cupboard off the kitchen including washing machine and additional built-in cupboards through the hallway. The kitchen is conveniently located adjacent to the dining area, making it ideal for both everyday living and entertaining. The master bedroom is a spacious double room featuring built- in wardrobes and an en-suite bathroom. Patio doors from the master bedroom provide direct access to the main terrace, allowing you to enjoy the peaceful surroundings from the comfort of your room. The second

bedroom is also a good-sized double with built- in wardrobes. Double doors provide access to a private balcony and an abundance of sunlight. The bedroom is served by a separate family bathroom, perfectly positioned for guests. The property is sold unfurnished, as seen in photos. Overall, the layout offers privacy between the bedrooms, comfortable living space, and easy access to the outdoor terraces, making the property ideal as a holiday home or permanent residence. The outdoor space is one of the standout features of this lovely Blue Sunset apartment, offering two private terraces designed to make the most of the Mediterranean lifestyle. The main covered terrace, accessed directly from the living room and main bedroom, provides the perfect setting for outdoor dining, entertaining and sunbathing. With ample space for a table, chairs, and sun loungers, it’s an ideal spot to relax with family and friends, enjoy al fresco meals, or simply unwind and take in the beautiful Mediterranean views along the coast to Estepona and beyond. Its convenient connection to the living area creates a natural extension of the indoor space, perfect for year-round living. The second terrace is accessible from the second bedroom, offering spectacular views over the swimming pool and across to the Sierra Bermeja mountains. This private spot is perfect to enjoy a morning coffee or perhaps a quiet relaxing evening drink, whilst allowing the bedroom to enjoy direct access to fresh air and natural light. Together, the two terraces provide versatile outdoor living areas, giving you the flexibility to enjoy both social and peaceful moments while taking full advantage of the region’s wonderful climate. The apartment has a private, secure parking garage space ?and ?a ?large, ?useful ?storeroom. As well as ?the ?large swimming pool, Blue Sunset ?offers an ?onsite, well ?equipped ?gym for use of ?the ?owners ?and ?a ?convenient ?community ?room.

Covered Terrace	Covered Terrace	Ensuite Bathroom
Fitted Wardrobes	Gym	Lift
Private Terrace	Storage Room	Utility Room