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Penthouse in La Duquesa

Bedrooms	2	Bathrooms	2	Built	65m2	Terrace	67m2
R5440522		**Penthouse**		**La Duquesa**		**249.000€**	

ALL-DAY SUN ON THE TERRACE! CHARMING PENTHOUSE WITH A TOURIST LICENCE IN PLACE IN LA DUQUESA. This property is just a short walk from the beach. The shore is only 6 minutes away on foot, either via the nearby footbridge or by passing underneath the A7. Discover this charming penthouse located in one of the most sought-after areas of the Costa del Sol, La Duquesa, just a short distance from the marina, the beach, and all essential amenities. With an east-facing orientation that ensures plenty of morning sunlight and uninterrupted open views, this property offers the perfect setting to enjoy the Mediterranean lifestyle. The apartment features 2 bedrooms and 2 bathrooms, thoughtfully laid out across 65 m² of comfortable living space. The bright living room opens directly onto a private terrace, which in turn leads to the spectacular 67 m² solarium on the same level. This exceptional outdoor area is ideal for al fresco dining, sunbathing, or simply relaxing while taking in the panoramic sea views. The property is handed over freshly painted. The fully fitted kitchen is designed to suit modern living, and the property is being sold fully furnished. Additional features include marble flooring and hot and cold air conditioning, ensuring year-round comfort. The development permits tourist rentals, and the property already benefits from a valid tourist rental license, making it an excellent investment opportunity for those looking to generate income from holiday lettings. Residents can enjoy beautifully maintained communal areas, including a swimming pool, children's pool, and landscaped gardens that create

a peaceful and family-friendly environment. The gated community also offers secure underground parking and is ideally located with easy access to all the area's main attractions. The location is one of the property's greatest assets. Within just a few minutes on foot or by car, you can reach La Duquesa Marina, offering a wide selection of restaurants, bars, and leisure activities, as well as supermarkets, schools, and the Sabinillas beachfront promenade. Sotogrande is only 10 minutes away by car, Estepona is 15 minutes, Gibraltar is 30 minutes, and Málaga International Airport can be reached in just over an hour. Whether you're looking for a permanent residence, a holiday home, or a high-potential investment, this penthouse is an outstanding opportunity. Combining stunning sea ?views, ?generous ?outdoor ?living ?space, an excellent ?location, ?and the added value of ?a tourist ?rental license, ?it ?truly offers the best ?of ?life ?on ?the ?Costa ?del ?Sol.

Double Glazing	Double Glazing	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Private Terrace	Satellite TV	Solarium
Storage Room	WiFi	