ALL IN real estates

Middle Floor Apartment in La Duquesa

Bedrooms	1	Bathrooms	1	Built	55m2	Terrace	14m2

R5397619	Middle Floor Apartment	La Duquesa	284.900€

APARTMENT WITH TOURIST LICENSE AND PANORAMIC SEA VIEWS IN MARINA DE LA DUQUESA We present this fantastic apartment located in one of the most sought-after areas of La Duquesa, in a prime beachfront location just steps from the marina, restaurants, shops, and all amenities. The apartment has 50 m² of living space and a pleasant 12 m² southeast-facing terrace, offering beautiful panoramic views of the Mediterranean Sea, also visible from the living room. Thanks to its orientation and layout, the apartment receives abundant natural light throughout much of the day, creating a warm and inviting atmosphere. It comprises a spacious bedroom and a full bathroom, as well as a bright living-dining room with direct access to the terrace. The kitchen is separate and located parallel to the living room, with the option to open it up to the main space if you wish to create a more open and contemporary living area. The property is sold furnished and features air conditioning, a private parking space, and a storage room, offering comfort as a primary residence, a second home, or an investment property. Located within a well-maintained gated community, it boasts excellent communal areas with a swimming pool for adults and a children's pool, tropical gardens, a paddle tennis court, an elevator, and direct beach access. Furthermore, the property has a tourist license, making it a fantastic opportunity for those seeking rental income through holiday rentals in an area with high demand year-round. Its location is one of

its greatest assets: just a few minutes' walk from La Duquesa Marina and ?very ?close ?to ?golf ?courses such as ?La ?Duquesa Golf and Doña Julia. ?Sotogrande is ?only 10 ?minutes ?away by car, Estepona ?20 ?minutes, ?and ?Gibraltar ?approximately ?30 ?minutes.

Double Glazing	Double Glazing	Fiber Optic
Fitted Wardrobes	Lift	Near Transport
Paddle Tennis	Private Terrace	Storage Room
Utility Room	WiFi	