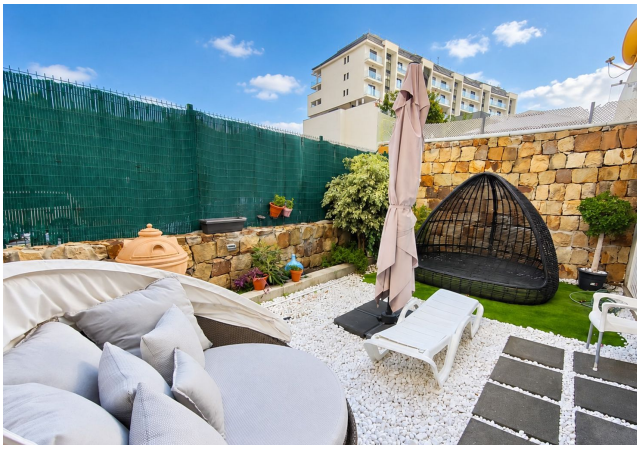
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Ground Floor Apartment in La Duquesa

Bedrooms	2	Bathrooms	2	Built	100m2	Terrace	31m2

R5541148	Ground Floor Apartment	La Duquesa	330.000€

Renovated two-bedroom ground-floor apartment with a private garden and glazed terrace in Colinas de la Duquesa. South and south-east facing, it enjoys sun throughout the day and offers plenty of room to relax, entertain and spend time outdoors. The single-level layout has generously proportioned rooms, marble flooring and a fresh, neutral finish that makes the home easy to make your own. The separate, brand-new kitchen pairs contemporary white cabinetry with ample cupboard space, new appliances and an American-style fridge. A utility room keeps the practical side of daily life neatly separate. Both bedrooms have fitted wardrobes, and the two fully renovated bathrooms include an en suite. Both bathrooms have spacious walk-in showers. Glazed doors from one bedroom open onto the 31 m² terrace, fully enclosed with double glazing to create a substantial additional room. This is a particularly useful extension of the living space, with room to enjoy the garden outlook whatever the season. The 34 m² private garden provides your own outdoor space for relaxing in the sunshine. The gated community has a communal swimming pool and a children's pool, along with an entry phone system and a lift. The apartment comes with a private underground parking space, located right next to the lift, as well as a storage room, both included in the price. It is built to a high standard, with hot and cold air conditioning, double glazing and fibre optic internet. The apartment is in a ?quiet, ?well-maintained ?urbanisation, ?just ?a short

drive ?from ?the beach, shops and Duquesa ?Port, with ?Gibraltar around ?30 ?minutes away by car ?and ?Málaga ?Airport ?about ?an ?hour ?away.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Lift	Marble Flooring	Private Terrace
Storage Room	Utility Room	