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Ground Floor Apartment in La Duquesa

Bedrooms	3	Bathrooms	2	Built	133m2	Terrace	40m2

R5481544	Ground Floor Apartment	La Duquesa	424.000€

Spacious fully renovated ground-floor duplex apartment with spectacular Mediterranean views, a large two-part terrace and an exceptional private garage with room for two cars. Set in a peaceful residential complex in La Duquesa, just around five minutes' walk from the beach via a convenient pedestrian underpass, this property stands out for its generous proportions, excellent outdoor space and beautiful open sea views. The main level features a bright and spacious living and dining area with direct access to one of the property's highlights: its fantastic sea-facing terrace. The terrace is divided into two distinct areas, making it enjoyable for much of the year. The first section is enclosed with Lumon-style glazing, which can be opened almost completely whenever you want a more open-air feel. Beyond this is a second open terrace area fitted with new electric awnings, ideal for sunbathing, outdoor dining or simply relaxing while enjoying the Mediterranean views. The kitchen has been completely renovated and enlarged, incorporating the former utility room to create a much more spacious and practical layout. It offers excellent storage, generous worktop space and new appliances. The property also benefits from a new water heater. There are three bedrooms and two bathrooms, with both bathrooms renovated in a contemporary style and featuring spacious showers, glass screens and modern vanity units. Another feature that makes this property particularly special is its large lower-ground-floor

level, with a very spacious room and its own bathroom. This versatile area can work perfectly as a main bedroom, guest suite, home office, TV room, gym, games room or a more private space for visiting family. The property also has mosquito screens throughout, a particularly useful feature for enjoying natural ventilation during much of the year. A further major advantage is something rarely found in properties of this type: a large private enclosed garage with space for two cars plus additional storage, providing exceptional practicality and valuable extra space. The residential complex offers well-maintained communal gardens and an attractive swimming pool surrounded by greenery, with the Mediterranean providing a beautiful backdrop. Its location in La Duquesa combines a peaceful coastal setting with easy access to the beach, supermarkets, restaurants, beach bars and everyday amenities. La Duquesa Marina is only a few minutes away by car, as are Sabinillas and Sotogrande. The property is ready to move into, with furniture available as an optional extra, allowing the new owner either to purchase it furnished or personalise it entirely to their own taste. An exceptionally complete property for buyers looking for ?space, ?sea ?views, ?a ?generous terrace and ?a ?substantial private garage within walking ?distance of ?the beach ?in ?La Duquesa. Contact us for ?further ?information ?or ?to ?arrange ?a ?viewing.

Basement	Basement	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Private Terrace	Storage Room