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Middle Floor Apartment in La Duquesa

Bedrooms	**2**	Bathrooms	**3**	Built	**76m2**	Terrace	**31m2**

R5546209	**Middle Floor Apartment**	**La Duquesa**	**295.000€**

A rare opportunity for a charming 2 bedroom, 3 bathroom first floor apartment in the highly desirable Duquesa Regent urbanisation. The apartment is in good condition with a generous south facing sunny terrace with lovely sea views, perfect for entertaining or simply to enjoy the all day sunshine. Duquesa Regent is a short walk to the picturesque golf and marina complex of La Duquesa and miles of unspoiled sandy beaches. Located in the sought-after Duquesa Regent urbanisation in Duquesa, this lovely gated community offers both security and convenience in a fantastic setting. Just a short walk from the vibrant Duquesa Marina, you can enjoy a wide variety of bars, cafés, and restaurants, as well as the charming amenities of Monte Duquesa only minutes from the complex. The beautiful beaches and the quaint fishing town of Sabinillas are just a short drive away, while the popular town of Estepona is also nearby. With both Málaga and Gibraltar airports under an hour’s drive, this property is perfectly positioned for permanent living, holidays, or investment. This well-presented 2 bedroom, 2 bathroom first floor apartment offers a bright and practical layout designed for comfortable living. 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 the private terrace, creating a seamless flow between indoor and outdoor living. The

independent, fully fitted kitchen is found off the entrance hall. This is well-appointed, very practical with plenty of cupboard and workspace. There is also a terrace off the kitchen used as a utility room and for storage. There are 2 spacious double room with ample wardrobe space and both have en-suite bathroom. There is also a guest bathroom. 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 apartment has hot/cold air conditioning, marble floors and is sold fully furnished. The outdoor space is one of the standout features of this lovely first floor Duquesa Regent apartment, offering a large private terrace designed to make the most of the Mediterranean lifestyle. Accessed directly from the living room, the terrace provides the perfect setting for outdoor dining and entertaining. 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 in the sunshine and take in the beautiful views to the sea. Its convenient connection to the living area creates a natural extension of the ?indoor ?space, ?perfect ?for ?year-round living. There is ?also ?a terrace off the kitchen ?currently used ?as a ?utility ?room and for storage. Also ?included ?is ?a ?secure ?underground ?parking ?space.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Lift	Private Terrace	Utility Room