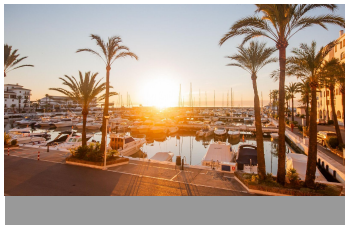
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# Middle Floor Apartment in La Duquesa

| Bedrooms | **2** | Bathrooms | **1** | Built | **87m2** | Terrace | **3m2** |
|---|---|---|---|---|---|---|---|

| **R5106046** | **Middle Floor Apartment** | **La Duquesa** | **325.000€** |
|---|---|---|---|

NEWLY RENOVATED APARTMENT WITH TOURIST LICENSE IN THE HEART OF PUERTO DE LA DUQUESA Located in one of the most sought-after areas of the Costa del Sol, this beautiful renovated 2-bedroom apartment represents an excellent opportunity both as a permanent residence and as an investment, since it has a valid TOURIST LICENSE and a prime location just steps from the beach in the heart of Puerto de la Duquesa. Situated in the heart of this lively port area, surrounded by restaurants, terraces, shops, and all essential services, the property has been renovated to high standards, offering a modern, bright, and welcoming atmosphere, ready to be enjoyed from day one. The apartment has 87 m² of living space, functionally distributed. The original terrace has been integrated into the living room, creating a more spacious and bright main area. The renovation includes a fully equipped modern kitchen, a completely updated bathroom, new laminate wood flooring, and contemporary furniture in light tones that enhance the feeling of spaciousness and natural light throughout the apartment. The apartment features two spacious bedrooms, both with built-in wardrobes, and a comfortable living area designed for relaxation and socializing. It also has a small patio accessible from the kitchen, providing additional functionality and storage space. The location is undoubtedly one of its greatest assets. Puerto de la Duquesa perfectly combines the charm of marina living with tranquility and convenience, offering

restaurants, bars, supermarkets, pharmacies, leisure areas, a promenade, and the beach within easy walking distance. Furthermore, San Luis de Sabinillas is just a 5-minute drive away, Estepona 20 minutes, Sotogrande 15 minutes, and Málaga Airport a little over 70 km away. The area also offers a wide variety of sports and leisure activities, including prestigious golf courses, tennis and paddle tennis courts, water sports, hiking trails, and beautiful natural surroundings. Thanks to its excellent location, modern renovation, ?and ?tourist ?license, ?this ?property is ideal ?as ?a permanent residence, a second ?home, or ?an investment ?with ?high demand and excellent ?profitability ?potential ?on ?the ?Costa ?del ?Sol.

| | | |
|---|---|---|
| Covered Terrace | Covered Terrace | Double Glazing |
| Fiber Optic | Fitted Wardrobes | Lift |
| Near Transport | Private Terrace | Utility Room |
| WiFi | | |