

# BULK

REAL ESTATE



## MIDDLE FLOOR APARTMENT IN LA DUQUESA

La Duquesa

**REF# R5367646 – 295.000 €**

2  
Beds

2  
Baths

95 m<sup>2</sup>  
Built

24 m<sup>2</sup>  
Terrace

This exceptional middle-floor apartment in La Duquesa stands out as a truly unique opportunity within the sought-after Duquesa Village urbanisation. Boasting a magnificent 24m<sup>2</sup> southwest-facing terrace, the property enjoys spectacular panoramic views over the golf course and the Mediterranean coastline, stretching from the Bay of Estepona towards Marbella. The combination of orientation, size, and uninterrupted scenery makes this one of the most desirable units in the community.

Set within a secure, 24-hour gated complex, Duquesa Village offers an outstanding lifestyle with beautifully landscaped gardens, five swimming pool areas, and a paddle tennis court, ensuring both relaxation and recreation at your doorstep.

Bright, spacious, and impeccably maintained, the apartment features a generous lounge-dining area that flows seamlessly onto the impressive terrace—perfect for outdoor living and entertaining year-round. The fully fitted modern kitchen includes a practical serving hatch and utility space. There are two double bedrooms with built-in wardrobes, including a principal suite with en-suite bathroom and direct access to a

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glazed section of the terrace, allowing enjoyment in all seasons. A second full bathroom completes the interior.

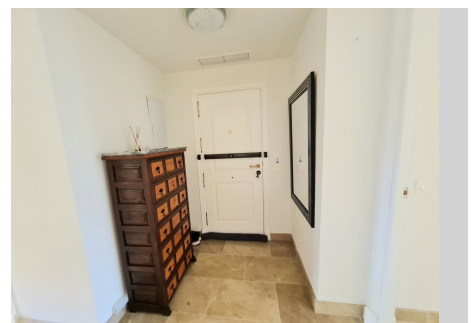
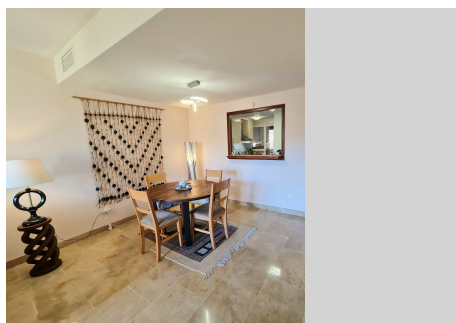
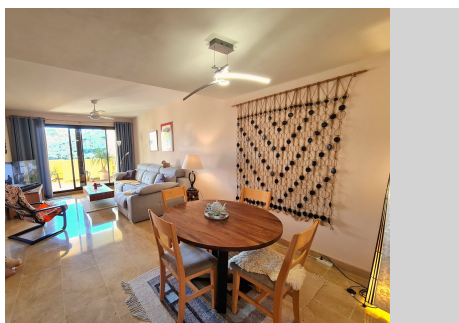
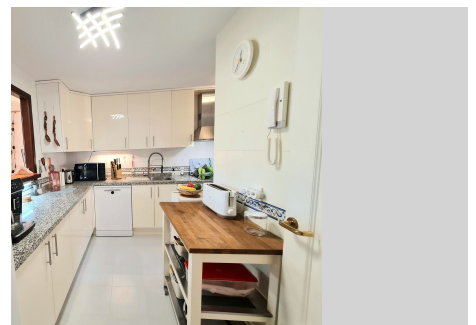
The property is sold fully furnished and includes private underground parking and a storeroom, making it ideal as a permanent residence, holiday home, or high-yield rental investment.

## Key Features

- Exceptional 24m<sup>2</sup> southwest-facing terrace
- Stunning sea and golf views (Estepona to Marbella)
- Unique position within Duquesa Village
- Marble flooring throughout
- Fully fitted kitchen with utility room
- Modern bathrooms
- Fibre-optic internet
- Hot and cold air conditioning
- Newly installed infrared heating (individual room control)
- Underground parking and private storeroom
- 24h security, paddle court, and five pool areas

## Location

Just a pleasant 15-minute walk to the beaches and the vibrant Duquesa Port, this property enjoys close proximity to shops, restaurants, and all essential amenities. Surrounded by top golf courses, including those in Duquesa and nearby Sotogrande, it offers the perfect blend of coastal charm, convenience, and an active Mediterranean lifestyle.



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