



**R5111614**

📍 **La Duquesa**

**REF# R5111614    385.000 €**

**BEDS**

3

**BATHS**

4

**BUILT**

195 m<sup>2</sup>

**TERRACE**

20 m<sup>2</sup>

A beautiful townhouse with a large private garden and fantastic terrace, overlooking the fairways of Duquesa Golf. This is located in the highly desirable community Villas del Golf, a pleasant walk away from Duquesa Marina.

Located in a well-established, gated community featuring low-rise townhouses arranged around a spacious communal swimming pool. From here, a pleasant stroll takes you to the picturesque marina of La Duquesa, the charming seaside village of Castillo, and the unspoiled sandy beaches of the Mediterranean coastline. La Duquesa is a vibrant harbour offering a variety of shops, boutiques, bars, and restaurants. It's a hub for both sea and land-based activities and is surrounded by numerous championship golf courses. In the evenings, the area comes alive with a lively yet relaxed atmosphere, appealing to all ages. In contrast, Castillo exudes a traditional village charm and is particularly known for its excellent fish restaurants. A further ten-minute walk along the seafront promenade brings you to Sabinillas, a bustling fishing village with an array of supermarkets, banks, shops, tapas bars, and restaurants. The area benefits from excellent road connections to Estepona and Marbella, with Malaga International Airport less than an hour away and

Gibraltar Airport just 25 minutes by car.

Upon entering the property, you're welcomed by a charming porch area with comfortable seating, perfect for enjoying a morning coffee. Step inside to find the kitchen positioned to the right, offering a functional layout ideal for everyday living.

The entrance opens into a bright and spacious open-plan living and dining area, designed for both relaxing and entertaining. Large glass doors from the lounge lead out to a generous private terrace and garden, seamlessly blending indoor and outdoor living.

Upstairs, the home offers three double bedrooms, all featuring fitted wardrobes. The main bedroom boasts a private ensuite bathroom and access to a covered private terrace, ideal for quiet moments or soaking in the surrounding views. A modern family bathroom serves the remaining two bedrooms on this level.

This property also benefits from a fantastic basement space, complete with a brand new kitchen and bathroom, offering great potential for a guest suite, games room, or home office.

Additional features include a private carport for parking and access to a secure, gated community.

This home offers multiple outdoor spaces designed for relaxation and entertaining. At the entrance, a welcoming front porch with a seating area provides the ideal spot to unwind and enjoy the surroundings.

To the rear, you'll find a spacious private garden, beautifully landscaped and well-maintained, featuring a large covered terrace—perfect for al fresco dining, entertaining guests, or simply enjoying the peaceful atmosphere.

Upstairs, the main bedroom opens onto a private terrace with elevated views over the garden, the golf course, and extending towards the sea—a serene setting to enjoy your morning coffee or watch the sunset in complete privacy.



