



R5208901

📍 La Duquesa

REF# R5208901    320.000 €

BEDS

3

BATHS

2

BUILT

108 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

Rare opportunity for a charming duplex apartment just metres from the beach and a short walk to La Duquesa. In need of some cosmetic updating, the property is a fantastic opportunity to create your perfect home near the Mediterranean Sea.

Images have been created to show the potential of the property.

This is a well established, well maintained gated complex of low rise apartments. The urbanisation has a community swimming pool and gardens that lead directly onto the beachfront.

This location is a very desirable area due to its position to both the beach and amenities.

The apartment is ideally situated only 30m from the sandy beach and the Mediterranean Sea. The property is only a short 2 minute walk to the tapas bars, shops and restaurants of the picturesque and lively marina at La Duquesa.

A stroll along the promenade leads to the traditional fishing hamlet of Los Castillos, famous for its fish restaurants.

A pleasant walk along the promenade in the opposite direction leads to the bustling village of Sabinillas. The village has all amenities including a selection of supermarkets, shops, banks etc as well as a range of tapas bars and restaurants.

This is a large, bright south facing duplex that enjoys lovely views.

Entrance is on the first floor into a hall. This leads to a large bright living room. There is a working fireplace and a lovely view of the sea. There is also a terrace off the living room.

The good sized kitchen is fully fitted and equipped with a breakfast bar looking over the living room.

Also on this level is a generous double bedroom with fitted wardrobes, a full bathroom and a useful storeroom.

Stairs lead to 2 more double bedrooms, both with fitted wardrobes. The main bedroom has a beautiful sunny terrace with sea views. There is also a second bathroom on this level.

The property appears structurally sound but would benefit from a program of cosmetic updating. This would certainly add value to the property.

This duplex apartment has 2 terraces.

The first terrace is off the living room. This is a beautiful south facing, sunny spot suitable for entertaining. The second terrace is upstairs, off the main bedroom. This is also a south facing area that enjoys beautiful sea views.

There is an under ground parking space and a very useful store room included with the property.

