



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5370931 275.000 €

BEDS

2

BATHS

2

BUILT

100 m<sup>2</sup>

PLOT

119 m<sup>2</sup>

TERRACE

19 m<sup>2</sup>

Location Los Altos de Princesa Kristina enjoys an excellent elevated position just a short two-minute drive from the vibrant and picturesque marina and beaches of Puerto de la Duquesa. The area offers a wide range of amenities, including shops, bars, and restaurants, as well as leisure and water sports facilities. Golf enthusiasts will appreciate the nearby 18-hole golf course. The complex itself benefits from beautifully maintained communal gardens, a large swimming pool, and tennis courts, all set against the backdrop of stunning Mediterranean views. The property is serviced by lifts and includes a covered private parking space. Indoor Layout Upon entering the apartment, you are welcomed by a spacious reception area that flows seamlessly into a bright and airy living room. This generous space comfortably accommodates both formal dining and relaxed seating areas and provides direct access to the main terrace. The independent kitchen is fully fitted and equipped, offering both functionality and convenience. Also off the reception area is a guest cloakroom and a hallway leading to the sleeping quarters. The master bedroom is well-proportioned, featuring fitted wardrobes, an en-suite bathroom, and direct access to the main terrace. The second bedroom also benefits from fitted wardrobes, its own en-suite bathroom, and access to a private secondary

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

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terrace. Although the property remains in its original condition, it is well maintained and ready for immediate occupancy, being sold fully furnished and equipped. Additional features include central air conditioning, high-quality marble flooring throughout, window shutters, and a secure intercom entry system. Outdoor Layout The main terrace, approximately 22m<sup>2</sup>, is accessible from both the living room and master bedroom and offers breathtaking panoramic views of the sea and coastline. It provides the perfect setting for relaxing, entertaining, or dining al fresco in true Mediterranean style. The second terrace, accessed from the guest bedroom, offers a more intimate space—ideal for enjoying a peaceful morning coffee.

