



**R5271064**

📍 **La Duquesa**

**REF# R5271064    355.000 €**

BEDS	BATHS	BUILT	TERRACE
2	3	128 m <sup>2</sup>	70 m <sup>2</sup>

As the sun rises over the coastline, this new-build semi-detached villa in La Duquesa comes quietly to life. Facing north-east, the home captures soft morning light and uninterrupted panoramic sea views that stretch towards Marbella and beyond—a view that never quite gets old.

Set within a well-kept residential urbanisation, the villa offers 213 m<sup>2</sup> of beautifully proportioned living space, finished to an excellent standard with elegant marble flooring throughout. Each of the three bedrooms is designed with comfort in mind, complemented by three modern bathrooms, making the home ideal for family living or hosting guests.

Step outside and you'll find a generous 70 m<sup>2</sup> terrace, partly covered, perfect for long lunches, evening drinks, or simply soaking in the coastal atmosphere. While the property enjoys access to a community swimming pool, there is also room to create a private pool should you wish to further personalise the space.

Inside, the kitchen has intentionally not been installed, giving the future owner the freedom to design and fit a kitchen entirely to their own taste—whether sleek and contemporary or warm and traditional. The villa is

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

sold unfurnished, offering a true blank canvas to shape into your ideal home.

Practical features include pre-installed air conditioning, fitted wardrobes, WiFi, satellite TV, a games room, and private parking, ensuring comfort and convenience year-round.

And perhaps best of all, everything is close by:

the beach, marina, port, bars and restaurants are just a 10-minute walk, while a supermarket is only 5 minutes away. Golf courses, transport links, and town amenities are all within easy reach, striking the perfect balance between peaceful living and everyday convenience.

A home that invites you to slow down, personalise, and enjoy the Costa del Sol lifestyle—whether as a permanent residence, holiday retreat, or smart investment.

