

# IDILIQ

ESTATES



R5394268

📍 La Duquesa

REF# R5394268 875.000 €

BEDS

3

BATHS

3

BUILT

250 m<sup>2</sup>

PLOT

890 m<sup>2</sup>

TERRACE

60 m<sup>2</sup>

Located in the prestigious La Paloma urbanization, between San Luis de Sabinillas and Sotogrande, this charming villa enjoys a privileged setting between Sotogrande Marina and Puerto Deportivo de La Duquesa, both just a 10-minute drive away. In these lively areas you will find a wide selection of restaurants, beach bars, leisure venues and shopping areas with supermarkets, pharmacies and schools, making everyday life comfortable and convenient. With an elegant classic and traditional style, this magnificent property stands out for its charm and the pleasant sea views it offers from different parts of the house. It sits on a flat 890 m<sup>2</sup> plot, where a large private swimming pool blends perfectly with beautifully maintained gardens filled with flowers and trees, creating an atmosphere of tranquility and privacy. The property is distributed over two floors. On the main floor there is a cozy living room with a fireplace, ideal for relaxing moments, a kitchen opening onto a pleasant porch, two bedrooms, one bathroom and a guest toilet. On the upper floor there is a spectacular master bedroom with a private terrace and panoramic views over the entire coastline, a perfect space to relax and enjoy the surroundings. Facing east, the house enjoys abundant natural light throughout much of the day. With a built area of 250 m<sup>2</sup>, the property also features a full basement level used for storage, providing a large and practical extra space. Inside the property there is covered parking for two vehicles. Among its additional features are solar panels for water heating, individual hot and cold air

+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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conditioning, and electric awnings on the terrace, providing comfort and energy efficiency. In short, this is a magnificent opportunity to acquire a charming home with great potential to personalize to each owner's taste. A true dream house located in a peaceful area, yet with excellent connections and easy access to the Autovía del Mediterráneo A-7.



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