

## Apartment in La Duquesa

Reference: R5106046



Bedrooms: 2

Bathrooms: 1

M<sup>2</sup> Build size: 87

Price: 219,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M<sup>2</sup> Plot Size:





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**Overview:** Renovated apartment with great potential in Puerto de la Duquesa, just steps from the sea. Located in one of the most sought-after areas of the Costa del Sol, this 2-bedroom apartment represents an excellent opportunity both for living and for investment, thanks to its privileged location next to Puerto de la Duquesa and just a few meters from the beach. The property is set on a middle floor with elevator and offers 87 m<sup>2</sup> built, distributed in a functional way and currently undergoing a full renovation. The original terrace was incorporated into the living room, providing greater space and brightness to the main area, although this modification can easily be reversed if you prefer to recover an independent outdoor space. A comprehensive renovation is currently in progress, which includes a brand-new, fully equipped kitchen, a completely modernized bathroom, the installation of new PVC or laminate flooring, and delivery of the apartment fully furnished and freshly painted in white, creating a modern, bright, and move-in ready atmosphere. The apartment offers two spacious bedrooms and a full bathroom, as well as a comfortable living room with great potential as a family gathering space. From the kitchen, there is access to a small patio that adds extra functionality. The location is one of its strongest points: Puerto de la Duquesa combines tranquility with vibrant coastal living, with all services within walking distance — restaurants, bars, supermarkets, pharmacies, leisure areas, the promenade, and the beach. It is also just 5 minutes by car from San Luis de Sabinillas, 15 minutes from Estepona, and 20 minutes from Sotogrande, while Málaga airport is a little over 70 km away. The surroundings offer a wide variety of options for both daily life and leisure: sports facilities, tennis and paddle courts, prestigious golf courses, water sports, as well as hiking and nature activities nearby. This property is ideal both as a permanent residence and as a second home by the sea, and also represents an excellent investment thanks to its prime location and high potential for appreciation.

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#### Features:

Beachfront, None, Sea views, Lift, Parking, Resale