

LA DUQUESA

241,000 €

REFERENCE R4694959

Exclusive Coastal Living: A Premier Investment Opportunity in La Duquesa, Southern Spain

2	2	81 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Exclusive Coastal Living: A Premier Investment Opportunity in La Duquesa, Southern Spain

Nestled within the serene, sought-after coastal enclave of La Duquesa, Southern Spain, Luxury Realty presents an exceptional middle-floor apartment. This stunning 2-bedroom, 2-bathroom residence offers comfort, elegance, and unparalleled scenic beauty, all within a secure, gated community designed for discerning individuals.

The Essence of Mediterranean Living: Your Private Sanctuary

Step inside this beautifully appointed apartment, where design meets functionality. The spacious layout, bathed in natural light, flows seamlessly to an expansive east-facing private terrace. This outdoor space offers panoramic vistas. Imagine morning sun, coffee in hand, gazing upon the glistening Mediterranean Sea, with majestic Sierra Bermeja mountains as a dramatic backdrop. This terrace is perfect for al fresco dining, entertaining, or simply unwinding, immersed in Southern Spain's beauty.

The interiors feature two generously sized bedrooms. The master suite, with en-suite bathroom, provides privacy and comfort. A second bedroom and additional well-appointed bathroom ensure ample space. A fully fitted kitchen offers modern conveniences; the open-plan living and dining area create an inviting atmosphere for everyday living and sophisticated entertaining, contributing to refined coastal living.

A Prestigious Gated Community: Amenities and Serenity

This exquisite apartment is within a prestigious gated urbanization of 169 residences. Security and privacy are paramount, offering residents peace of mind and an exclusive lifestyle. The community, a verdant oasis, boasts lush, mature gardens meticulously maintained for a serene and picturesque environment. Stroll through pathways flanked by vibrant flora, enjoying fragrant air and gentle rustle of palms.

Complementing natural beauty are three magnificent community swimming pools, offering refreshing escapes from the Spanish sun. These beautifully maintained aquatic facilities cater to all, providing ample space for relaxation and enjoyment. The urbanization's design ensures residents embrace the outdoor lifestyle for which the Costa del Sol is renowned, fostering community and well-being.

La Duquesa: Your Gateway to the Quintessential Southern Spanish Lifestyle

La Duquesa, on the western Costa del Sol in Southern Spain, offers a unique blend of authentic Spanish charm and modern convenience. Unlike bustling neighbours, La Duquesa maintains a relaxed, welcoming atmosphere, centred around its picturesque marina. Here, find delightful restaurants, chic bars, and charming boutiques, all set against luxury yachts. Golden beaches are just a short stroll away, perfect for sunbathing, swimming, or water sports.

Beyond, the area is a golfer's paradise, with La Duquesa Golf & Country Club on your doorstep, alongside numerous world-class courses. Vibrant Estepona and Marbella are easily accessible, offering further dining, shopping, and entertainment. Gibraltar and Malaga International Airport ensure excellent connectivity. Living in La Duquesa means embracing a lifestyle filled with sunshine, exquisite gastronomy, cultural richness, and endless outdoor activities.

A Strategic Investment Opportunity with Immediate Appeal

Luxury Realty highlights a unique and compelling aspect of this exceptional property: its current status presents an outstanding investment opportunity. While the 'Licencia de Primera Ocupación' (LPO) – the crucial first occupancy license – is currently in

process, with its application submitted to the Town Hall at the end of October 2024, electricity and water connections are fully in place, meaning the property is move-in ready and functional from day one.

This temporary LPO absence is precisely why this beautiful apartment is offered at an exceptionally attractive price today. Our anticipation is that the LPO will be granted within months, at which point the property's value is projected to significantly increase. This provides a rare window for astute investors or homeowners to acquire premium Southern Spanish real estate at a notably advantageous entry price, with clear prospect of immediate capital appreciation upon LPO approval. Do not miss this chance to secure your dream Mediterranean home and make a truly smart investment.

Details

Reference	R4694959	Property Type	Apartment
Status	Sale	Price	241,000 €
Bedrooms	2	Bathrooms	2
Build size	81 m²	Plot Size	–
Terrace	20 m²	Parking places	by request