

LA DUQUESA

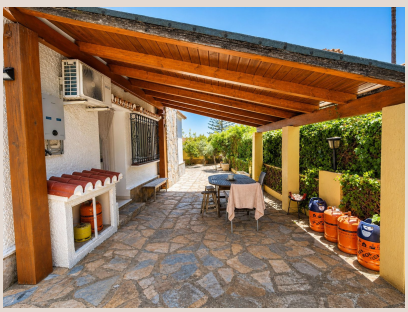
549,000 €

REFERENCE R5397721

A Coastal Masterpiece Awaits: Exclusive Villa with Unrivalled Potential in La Duquesa, Southern Spain

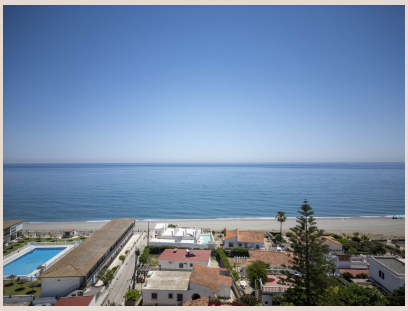
3	1	115 m²	399 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Luxury Realty proudly presents an exquisite detached villa in one of La Duquesa's most coveted and tranquil enclaves. This unique property offers the quintessential Mediterranean lifestyle, moments from the azure coastline. Imagine waking to the gentle sound of waves, with golden sands literally at your doorstep – a privilege rarely found on the Costa del Sol.

What truly sets this villa apart is its remarkable, limitless potential for transformation. Currently a comfortable 115 m², the property comes with approved scope for a substantial 100 m² extension, allowing a total built area approaching 200 m². Adding an upper floor promises to unlock breathtaking, panoramic sea views across the Mediterranean horizon. This development opportunity allows you to tailor your dream home and represents a shrewd investment, adding considerable value and elevating its status to a bespoke coastal residence. It’s an unparalleled canvas for those with vision, seeking a luxurious seaside sanctuary or an ambitious renovation project with exceptional future returns.

Nestled within a serene residential area, the villa boasts an enviable location perfectly marrying peaceful seclusion with effortless convenience. The pristine beach is an idyllic one-minute stroll away, inviting daily walks and sun-drenched relaxation. Just a stone's throw further lies the charming Puerto de la Duquesa marina, a vibrant hub brimming with life. Here, a sophisticated array of gourmet restaurants, relaxed chiringuitos, chic cafés, and essential services await, providing everything needed for a comfortable lifestyle. This unique positioning ensures you can savour your private abode's tranquillity while having immediate access to the lively pulse of coastal Spanish life.

Set on a generous private plot of 399 m², the existing 115 m² villa is thoughtfully designed for comfort and functionality. It features three well-proportioned bedrooms, a full bathroom, and a separate kitchen. This kitchen presents an exciting opportunity for modern open-plan living, easily integrated with the spacious living-dining room to create a contemporary social space. The living room is a welcoming retreat, complete with a charming fireplace and direct access to the outdoor areas. The interior boasts luxurious marble floors and air conditioning in the main living area. An east-facing orientation bathes the home in glorious natural light each morning, filling spaces with warmth, creating an inviting atmosphere year-round.

The exterior of this villa is just as captivating, offering a magnificent private garden ripe with potential. This expansive outdoor canvas provides ample space to craft bespoke relaxation zones, from a secluded reading nook to an elegant al fresco dining area. For ultimate indulgence, abundant room exists to incorporate a luxurious private swimming pool, transforming your garden into a personal Mediterranean oasis. The crowning jewel of the outdoor space is the generous main terrace, spanning approximately 30 m². This area is meticulously designed for leisure, ideal for sunbathing, enjoying morning coffee, or hosting intimate gatherings under the Spanish sky, ensuring absolute privacy and serenity.

Further enhancing its appeal, the villa is sold tastefully furnished, ready for immediate enjoyment. Practical amenities include a convenient storage room, ample plot parking, and a secure closed garage, providing comfort and peace of mind. Beyond La Duquesa, this property offers unparalleled connectivity to the most desirable destinations on the Costa del Sol. Sotogrande's sophisticated allure is a mere 10-minute drive; Estepona just 20 minutes. Gibraltar, with its unique Anglo-Mediterranean charm, is approximately 30 minutes, and Málaga International Airport, offering seamless global connections, just over an hour's journey. Swift access to the A-7 ensures the entire majestic coastline, with its world-class golf courses, luxurious resorts, and charming white villages, is effortlessly within reach, making this an ideal base for exploring the best of Southern Spain.

This villa truly represents more than just a home; it is an investment in a lifestyle – a rare opportunity to own a piece of prime Mediterranean real estate with boundless possibilities. Whether you envision a stunning family residence, a luxurious holiday retreat, or a lucrative investment project, this property in La Duquesa offers the foundation for a life of elegance, comfort, and extraordinary potential.

Details

Reference	R5397721	Property Type	Villa
Status	Sale	Price	549,000 €

Bedrooms	3	Bathrooms	1
Build size	115 m²	Plot Size	399 m²
Terrace	30 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, Parking, Resale