

LA DUQUESA

■■■■■ ■ La Duquesa

1 250 000 €

■■■■■■■■ R5496577

3	3	168 m²	400 m²	40 m²
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MODERN LUXURY VILLA WITH PRIVATE POOL AND ENERGY SELF-SUFFICIENCY IN LA DUQUESA We present this magnificent detached villa in La Duquesa, built in 2021 on a 609 m² plot and featuring a contemporary design that combines functionality, spaciousness, and high-quality finishes. The home offers 3 spacious bedrooms and 3 full bathrooms; although originally designed with 4 bedrooms, there is the possibility of easily restoring the fourth bedroom should more space be required. The master bedroom is particularly notable for its two large walk-in closets, providing excellent storage capacity. The living-dining area connects to a fully renovated open-plan kitchen equipped with top-quality Neff appliances. Recent improvements have also been made to the living room, which has been refurbished and repainted, incorporating a custom-made designer drywall unit designed to integrate a home cinema system and an electric fireplace. The built-in wardrobes feature interior lighting, and the property also includes a glazed terrace, allowing the space to be enjoyed year-round. One of the villa's standout features is the significant upgrade to its energy efficiency. High-quality solar panels have been installed alongside 30 kW batteries, making the home currently fully energy self-sufficient. According to the information provided, the current electricity cost is €0, a particularly attractive feature due to both the daily savings and the level of energy independence the property offers. Outside, the villa boasts a private 8 x 4-meter swimming pool, surrounded by a garden and various areas for relaxation or socializing. The covered porch and spacious terraces, spanning approximately 40 m², allow residents to make the most of the Mediterranean climate. A spacious, fully concrete-floored garden shed has also been built near the entrance on the right, providing extra storage or flexible-use space. The private two-car garage has also undergone a complete renovation. The walls and ceilings have been finished with drywall and fully painted, while the floor has been specially reinforced to support vehicles weighing over 2,600 kg. Decorative enhancements, including slat detailing and LED lighting, have been added to this level, giving the area a modern, polished look suitable for professional use. Another particularly practical feature is the villa's dual access: one entrance from the upper level (where the parking spaces are located) and another from the lower level. This layout significantly improves accessibility and adds to the property's overall functionality. Its south-southwest orientation ensures excellent natural light for much of the day, along with pleasant views of the garden and pool. Regarding location, the villa sits in a quiet residential area of La Duquesa, yet remains close to supermarkets, restaurants, shopping centers, beaches, and Puerto de la Duquesa, a hub for seaside dining and leisure. It also enjoys excellent connections to other Costa del Sol locations: Sotogrande is about 10 minutes away, Estepona 15 minutes, Gibraltar Airport approximately 30 minutes, and Málaga Airport just over an hour, depending on traffic. The property is ■being ■sold ■unfurnished, ■allowing new ■owners ■to ■decorate ■and ■personalize each ■space ■to their ■own ■taste. Additionally, ■the ■construction ■company's ■warranty remains in ■effect, ■offering ■extra ■peace ■of ■mind.

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