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2 Bedrooms Ground Floor Apartment in La Duquesa

La Duquesa

R5321524 – 270.000 €

2 | 2 | 79 m² | 93 m²

This is a beautiful 2 bedroom, 2 bathroom ground floor apartment with beautiful views across the Duquesa Golf course, situated in the highly sought-after Duquesa Fairways complex, just a short distance from the marina and golf course of La Duquesa.

Location
Nestled on the sought-after Duquesa hillside, Duquesa Fairways is a well-established and beautifully maintained urbanisation just a pleasant stroll from the vibrant marina and renowned golf course of La Duquesa.

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The marina itself offers a charming setting with waterside cafés, boutiques, and a relaxed Mediterranean atmosphere. Golden sandy beaches stretch out on either side, perfect for soaking up the sun or enjoying a variety of water sports and coastal walks. In the evenings, the area comes alive with an excellent choice of restaurants, tapas bars, and beachfront chiringuitos, creating a lively yet welcoming ambience.

A scenic promenade walk connects the marina to the neighbouring towns of Sabinillas and Castillo. Sabinillas provides everyday conveniences including supermarkets, banks, shops, and a wide range of dining options, while the traditional village of Castillo is known for its historic Moorish castle and its popular seafront fish restaurants.

Within the community, residents enjoy beautifully landscaped gardens, two generous swimming pools (one heated for year-round use), and a dedicated children's play area, making it ideal for families as well as couples seeking a peaceful retreat.

Whether you are searching for a relaxing holiday getaway, a rental investment, or a comfortable permanent home, this property offers an excellent opportunity to enjoy the best of coastal living.

Indoor Layout
This well-presented 2 bedroom, 2 bathroom ground floor apartment offers a bright and practical layout designed for comfortable living.

Upon entering the property, you are welcomed into a spacious entrance hall that leads through to a generous open-plan living and dining area with a working fireplace. Large patio doors allow plenty of natural light to fill the room and provide direct access to one of the private terraces, creating a seamless flow between indoor and outdoor living.

The fully fitted kitchen is well-appointed with ample storage and workspace, and is conveniently located adjacent to the dining area, making it ideal for both everyday living and entertaining.

The master bedroom is a spacious double room featuring fitted wardrobes and an en-suite bathroom. Patio doors from the master bedroom provide direct access to the terrace, allowing you to enjoy the peaceful surroundings from the comfort of your room.

The second bedroom is also a good-sized double with fitted wardrobes and is served by a separate family shower room, perfectly positioned for guests.

Overall, the layout offers privacy between the bedrooms, comfortable living space, and easy access to the outdoor terraces, making the property ideal as a holiday home, rental investment, or permanent residence.

Outdoor Layout
The outdoor space is one of the standout features of this lovely ground floor apartment, offering two private terraces designed to make the most of the Mediterranean lifestyle.

The main terrace, accessed directly from the living room, provides the perfect setting for outdoor dining and entertaining. With ample space for a table, chairs, and sun loungers, it's an ideal spot to relax with family

and friends, enjoy al fresco meals, or simply unwind in the sunshine and take in the beautiful views over Duquesa Golf. Its convenient connection to the living area creates a natural extension of the indoor space, perfect for year-round living.

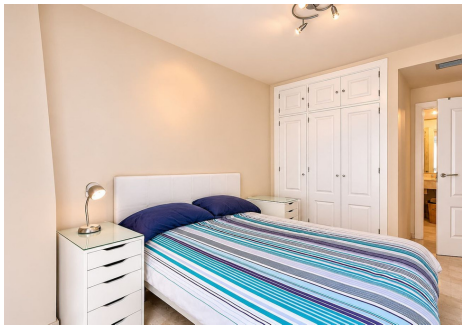
The second terrace is accessible from both bedrooms, offering a more private and tranquil retreat. This shared outdoor space is perfect for morning coffee or quiet relaxation, allowing each bedroom to enjoy direct access to fresh air and natural light.

Together, the two terraces provide versatile outdoor living areas, giving you the flexibility to enjoy both social and peaceful moments while taking full advantage of the region's wonderful climate.





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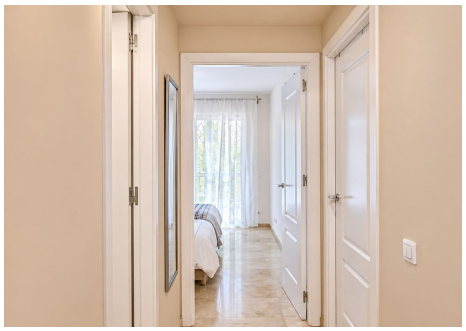

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