Detached Villa in La Duquesa

€549,000

La Duquesa, Málaga

Bedrooms: 3 | Bathrooms: 1 | Plot: 399 m² | Built: 115 m² | Terrace: 30 m²









Overview

VILLA A FEW METRES FROM THE BEACH IN LA DUQUESA, WITH PRIVATE GARDEN AND GREAT POTENTIAL FOR EXTENSION

We present this fantastic detached villa in one of the most privileged and hard-to-find locations in La Duquesa, just a few metres from the beach.

One of the most outstanding features of this property is its enormous development potential. There is the possibility of extending the house by approximately 100 m² and adding an upper floor, bringing the total area to nearly 200 m². This extension would open up even wider and more spectacular panoramic sea views, while also adding significant value to the property. An exceptional opportunity both for those looking for a home by the sea and for those wishing

to undertake a renovation or extension project with great future potential.

Set in a quiet residential area of La Duquesa, the house enjoys a truly exceptional location, with the beach just a one-minute walk away. The Puerto de la Duquesa marina is also very close by, with its wide choice of restaurants, beach bars, cafés, supermarkets and all kinds of services, offering the perfect combination of residential tranquillity and convenience.

The house sits on a private plot of 399 m² and currently has 115 m² built, comfortably and functionally laid out. It has three bedrooms, a full bathroom, a separate kitchen, which could be opened up and integrated with the living-dining room, and a cosy living room with a fireplace and direct access outside.

It is sold furnished and has marble floors, air conditioning in the living room, a storage room and a parking area within the plot, as well as a closed garage. Its east-facing orientation brings pleasant natural light throughout the morning, creating bright, welcoming spaces all year round.

Outside there is a lovely private garden with many possibilities. There is enough space to create different relaxation areas, an outdoor dining area or even add a private swimming pool. The main terrace, of approximately 30 m², is ideal for relaxing, enjoying the Mediterranean climate or getting together outdoors in complete privacy.

Its excellent location also puts it very close to some of the most sought-after spots on the Costa del Sol: Sotogrande is about 10 minutes away, Estepona 20 minutes, Gibraltar about 30 minutes and Málaga International Airport just over an hour. The quick connection to the A-7 makes it easy to reach the whole coast.

Amenities

Setting: Beachside, Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Marina
Orientation: East Facing
Condition: Good Condition
Pool: Room For Pool
Climate Control: Air Conditioning, Hot A/C, Cold A/C
Views: Garden Views
Features: Private Terrace, WiFi, Storage Room, Marble Flooring, Double Glazing, Fiber Optic
Furniture: Fully Furnished
Kitchen: Fully Fitted Kitchen
Garden: Private Garden
Security: Gated Complex
Parking: Garage, Multiple Parking Spaces, Private Parking
Utilities: Electricity
Category: Resale

Taxes & Fees

Community: €540 per year
IBI: €445 per year

Energy certificate

Consumption: E
Emissions: E

Contact

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