

# Villa in La Duquesa

**Price: 995,000 €**

Reference: R3121636 Bedrooms: 4 Bathrooms: 3 Plot Size: 0m<sup>2</sup> Build Size: 356m<sup>2</sup> Terrace: 100m<sup>2</sup>



## Location: La Duquesa

LOCATION, LOCATION, LUXURY & FANTASTIC SEA VIEWS.

Is what this exceptional 4 bedroom 3 bathroom Villa offers.

Situated between the popular Puerto de la Duquesa and Sotogrande.

In an elevated position overlooking the Blue seas of the Mediterranean with Africa in the distance.

A short distance down to great quality beaches and local bar restaurant.

La Duquesa is one of the best kept secrets along the coast, still mainly undiscovered by the hordes of tourists.

It offers a great selection of restaurants and bars around the pretty Marina and has an 18 hole Golf Course.

Nearby Sabanillas offers all the main supermarkets.

All within a 10 minute drive.

Sotogrande probably most well known for its Marina and Polo.

The place comes alive with visits from Royalty and dignitaries from around the world to enjoy the exceptional Polo pitches.

The place to be seen is around the Marina enjoying the high standard bars and restaurants.

Just a 10 minute drive..

Traditional Spain is also on your doorstep at the nearest village of Guardiaro which has resisted some change and offers traditional Spanish restaurants and tapas bars.

Gibraltar and its international airport is around a 20 minute drive.

Malaga airport about 1 hour.

Good Motorway links to both.

The Property was built by the current owner to very high specifications.

It is a house designed for a family to live in.

High Ceilings, great natural light the natural oak woodwork all add to the special feel of the property.

The Substantial lounge has a feature fireplace and views out to the patio and Pool area and the sea.

The kitchen is well fitted with a central island and dining area.

There are 4 good sized bedrooms and 3 bathrooms.

For entertaining space there is the Games and cinema room and Bar and the gymnasium.

Outside is what this property is all about.

100 m<sup>2</sup> of south facing patio around the free form shaped pool.

covered el fresco dining area.Pool house.

The views have to be seen to appreciate how breath taking they are.

definitely a property that has to be viewed early viewing recommended.

Detached Villa, La Duquesa, Costa del Sol.

4 Bedrooms, 3 Bathrooms, Built 356 m<sup>2</sup>, Terrace 100 m<sup>2</sup>, Garden/Plot 1033 m<sup>2</sup>.

Setting : Close To Golf, Close To Sea, Close To Schools, Close To Marina, Urbanisation.

Orientation : South.

Condition : Excellent.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Central Heating, Fireplace.

Views : Sea, Mountain, Panoramic.

Features : Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, ADSL / WIFI, Games Room, Ensuite Bathroom, Jacuzzi, Double Glazing, Basement.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Private.

Security : Entry Phone, Alarm System.

Parking : Private.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Luxury, Resale.

## Features:

### Setting

Close To Golf

Urbanisation

Close To Sea

Close To Schools

Close To Marina

### Pool

Private

### Orientation

South

### Condition

Excellent

### Climate Control

Air Conditioning

Hot A/C

Cold A/C

Fireplace

Central Heating

### Views

Mountain

Panoramic

Sea

### Features

Near Transport

Satellite TV

Ensuite Bathroom

Private Terrace

Double Glazing

Games Room

Basement

ADSL / WIFI

Fitted Wardrobes

Jacuzzi

### Kitchen

Fully Fitted

### Garden

Private

### Security

Entry Phone

Alarm System

### Parking

Private

### Utilities

Electricity

Drinkable Water

Telephone

### Category

Resale

Luxury

### Furniture

Optional