



**570.000€**

**DUPLEX FOR SALE AT COSTA ZAHARA, ATLANTERRA**

REFERENCE	Bedrooms	Toilets	M <sup>2</sup> CONST	M <sup>2</sup> PLOT
000323	3	2	165.00	0.00

Located in the exclusive 'Costa Zahara 1' urbanization, this magnificent ground floor duplex represents an exceptional opportunity to enjoy life by the sea, in a quiet, private, and traffic-free environment. With direct access to the beach and surrounded by communal gardens, it is the perfect home for those seeking a lifestyle of quality, comfort, and exclusivity. The ground floor features a cozy guest toilet and a modern, fully renovated kitchen equipped with high-end appliances, including a wine cellar. From the kitchen, there is access to a patio with a clothesline and storage closets. The ducted air conditioning system with a heat pump efficiently climatizes the entire property, ensuring comfort in all seasons of the year. The stylish two-story living-dining room includes a fireplace that adds warmth to the space. It extends to a spacious terrace with a private garden of 25 m<sup>2</sup>, which connects directly to the urbanization's gardens and allows direct access to the beach. On the first floor, there are three bright bedrooms and two full bathrooms. The master bedroom has an en-suite bathroom, while the second bathroom serves the other two bedrooms, ensuring maximum comfort for the whole family. The property includes two parking spaces and a 6 m<sup>2</sup> storage room. Thanks to its orientation, the property is perfectly shielded from the east and west winds, ensuring a pleasant environment indoors. The urbanization consists of only 48 duplexes, guaranteeing an exclusive and peaceful ambiance. Additionally, it features a pool, paddle tennis court, and ample green areas, perfect for enjoying leisure time in a privileged setting. This duplex offers the perfect balance of luxury, privacy, and comfort. Don't miss out on this opportunity! Contact us for more information or to arrange a visit.

In accordance with the provisions of Decree 218/2005 of October 11, 2005, we would like to inform you that notary fees, registration fees, I.T.P. and other possible costs related to the sale are not included in the price.

TERRACE	A.C	GARAGE	STORAGE ROOM
Yes	Yes	Yes	Yes
POOL	GARDEN	FIREPLACE	HEATING
Yes	Yes	Yes	Yes