

Ref: APA604

Price: 180,000€



 **Apartment Duplex**

 **Alora**

 **2**

 **2**

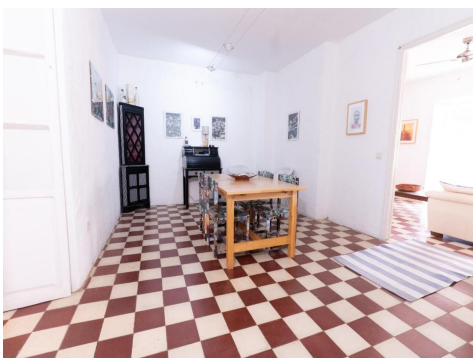
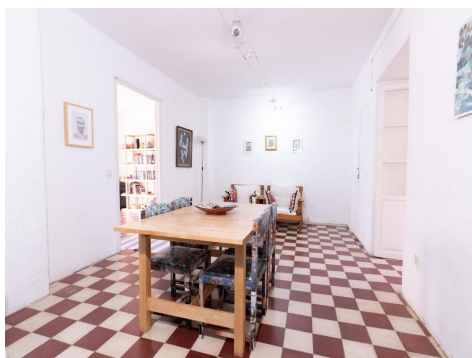
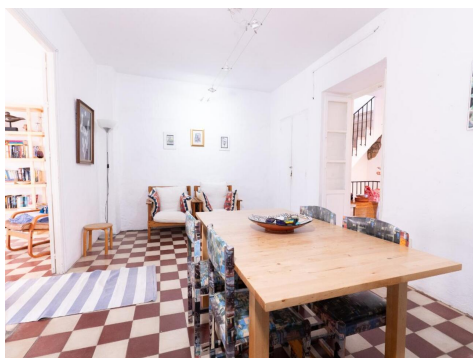
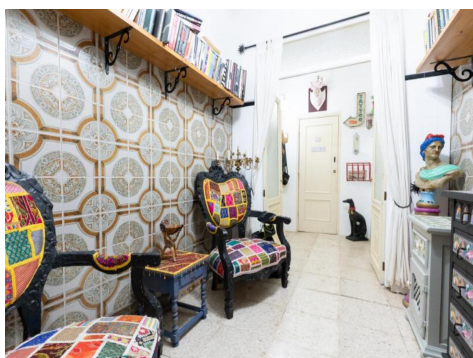
 **1,159m² Build Size**

 **124m² Plot Size**

 **Terrace: Yes**

Spacious Duplex with Private Roof Terrace in Central Álora

Nestled on a quiet yet central street in Álora pueblo, this substantial 159m² duplex offers a rare blend of traditional character and modern living space. A conversion of a classic townhouse, this upper-floor residence provides a bright, private, and incredibly versatile layout, perfect for those seeking a permanent home or an easy lock-up-and-leave second home.





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You enter through an attractive communal hallway before ascending to your private entrance. The spacious accommodation unfolds over two floors, crowned by a magnificent private roof terrace.

On the first floor, you are welcomed by a bright and generously proportioned kitchen. This flows seamlessly into two distinct public rooms, currently used as a formal dining room and a bright sitting room. The living room is particularly inviting, featuring two full-length French doors with Juliet balconies that flood the space with light. A charming private terrace is accessed directly from the kitchen, creating a perfect spot for your morning coffee or al fresco dining. A full bathroom with a bathtub and a separate laundry area complete this level.

The upper level is dedicated to rest and creativity. It currently houses two bright double bedrooms and a modern shower room. The current owners have cleverly utilized the ample space to include a dedicated dressing room, a music room, and an artist's studio. This flexible floor plan presents an excellent opportunity; with some reconfiguration, it could easily be adapted to create additional bedrooms to suit your needs.

The true highlight of this property is the expansive private roof terrace, accessible by a staircase from the upper level. This incredible outdoor space offers open, panoramic views across the rooftops of Álor to the beautiful Andalusian countryside beyond, providing a perfect sanctuary for relaxation and entertaining.

This character property is ready to move into, with all mains services connected. Do not miss this unique opportunity to own a spacious and sun-filled home in one of the most desirable locations in Álor.

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Contact us today to arrange a viewing.

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