Duplex in Sotogrande

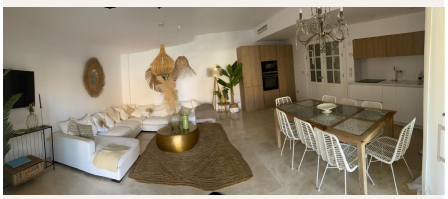
€1,585,000

Sotogrande, Cádiz

Bedrooms: 4 | Bathrooms: 4 | Plot: 25 m² | Built: 300 m² | Terrace: 50 m²









Overview

Unique Waterfront Ground-Floor Duplex with Private Boat Mooring & Direct Beach Access – Paseo del Mar, Sotogrande

Exceptional below-duplex in the most exclusive section of Paseo del Mar, just steps from Catamaranes beach in Sotogrande's prestigious La Marina.

This rare 300 m² property offers the ultimate marina lifestyle: direct access from your own private garden and 50 m² covered porch to a private boat mooring (up to 14 m), plus communal pool and gardens.

Completely exterior with floor-to-ceiling windows, south-facing and flooded with natural light. Fully renovated with excellent taste 6 years ago and sold fully furnished and move-in ready.

Key Features

300 m² built over two levels
4 bedrooms (3 en-suite with fitted wardrobes, TV and full bathrooms) + 1 additional service bedroom
4 bathrooms + guest WC
Open-plan living room with brand-new kitchen
50 m² covered porch in three different areas
Private garden with direct access to your own boat mooring
Large covered underground parking space + excellent storage room / pantry
Air conditioning + individual heat pump heating
Built 2001 | Excellent condition | Ground floor with lift

Prime Location
Just metres from the beach, within the exclusive Sotogrande marina. Perfect for those seeking a luxury waterfront home with every comfort and the unique advantage of private boat access.
A truly unique opportunity in one of the Costa del Sol's most prestigious waterfront locations.
Viewing highly recommended – contact us today to arrange a private viewing!

Amenities

Setting: Beachfront, Commercial Area, Beachside, Port, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Marina, Close To Marina, Urbanisation, Front Line Beach Complex

Orientation: West Facing

Condition: Excellent Condition, Recently Renovated, Recently Refurbished

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Sea Views, Beach Views, Port Views, Garden Views, Courtyard Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Private Garden

Security: Alarm System

Parking: Underground Parking, Covered Parking, Private Parking

Category: Beachfront, Golf, Luxury

Contact

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