

Duplex in Sotogrande Marina

€690,000

Sotogrande Marina, Cádiz

Bedrooms: 3 | Bathrooms: 3 | Built: 139 m² | Terrace: 50 m²



Overview

Duplex with a Private 12-Metre Berth Directly in Front of the Property on Isla Carey, Sotogrande Marina. One of the properties well worth viewing if you are looking for a home with its own private berth in Sotogrande Marina. This duplex, offering 139.79 m² of interior space, three bedrooms, three bathrooms and a spectacular 50.89 m² covered terrace, has just come onto the market with a feature that truly sets it apart: a private berth measuring 12 metres in length by 4.5 metres in width, located directly in front of the property. There is no need to walk or drive to another part of the marina to reach your boat—it is literally right outside your home. This particularly rare feature makes the property an ideal choice for anyone looking to combine a home in Sotogrande with a passion for boating.

The property is arranged over two floors and has been designed to make the most of its connection with the waterways. The main floor features an open-plan, fully equipped kitchen and a spacious living and dining area. Large windows visually extend the interior towards a terrace of almost 51 m². South-facing and covered, it offers direct views over the waterways, creating a highly usable outdoor space for much of the year.

The three bedrooms and three bathrooms provide a comfortable layout, whether used as a permanent residence or as a home for weekends and holidays in Sotogrande. The property also includes hot and cold air conditioning, a parking space and a storage room—three particularly practical features in a home of this kind.

The development offers a communal swimming pool and landscaped gardens alongside the waterways, while Sotogrande Marina, the beach, restaurants, cafés and other amenities are all within easy reach.

The Berth Is the Key Distinguishing Feature.

What clearly sets this property apart from many other homes available in Sotogrande is its private 12 x 4.5-metre berth, located directly in front of the property and offering immediate access to the water.

For a boat owner, this completely transforms the experience of living here: step outside your home, walk straight to the berth and have your boat just metres from your front door, without relying on a berth elsewhere or travelling through the marina.

A three-bedroom property offering more than 190 m² of combined interior and terrace space, in one of Sotogrande's most sought-after locations—and, above all, with a generously sized private berth directly in front.

If you are looking for a home in the marina and want your boat to be a genuine part of the property, this is what makes the difference.

Community fee (flat): €213/month
Community fee (berth): €185/month
Marina community fee: €73/month

Taxes & Fees

IBI: €690 per year

Contact

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