Middle Floor Apartment in Sotogrande Costa

€1,195,000

Sotogrande Costa, Sotogrande Costa, Cádiz

Bedrooms: 3 | Bathrooms: 2 | Built: 300 m² | Terrace: 140 m²









Overview

Set in the prestigious Kings and Queens area, close to the river, this property offers an excellent opportunity to create a beautiful home in one of the most sought-after residential locations. With generous living spaces, several terraces and lovely open green views, the property has plenty of potential for someone looking to put their own stamp on a home. Its characterful architecture and versatile layout provide a great starting point, while the outdoor spaces offer plenty of opportunities to enjoy the Mediterranean lifestyle.

Kings and Queens is one of the most established and desirable residential areas, known for its peaceful surroundings, attractive properties and convenient location. Situated close to the river, the property enjoys a lovely green outlook, with mature trees and palms adding to the sense of tranquillity. The setting offers a quieter residential

atmosphere while remaining within easy reach of local amenities.

Inside, the main living and dining area is spacious, with a fireplace and built-in shelving. Sliding doors connect this space to an enclosed terrace with exposed wooden beams, currently used as a second sitting room. The kitchen is separate, with a breakfast bar and direct access to an outdoor terrace. The bedrooms are positioned away from the main living areas, while an additional room, currently used as a home office, has a particularly charming vaulted wooden ceiling and windows on several sides. Outside, the property benefits from several terraces, including an area with artificial grass and a larger covered terrace suitable for outdoor dining. Although the property would benefit from a comprehensive renovation, the existing layout offers plenty of scope to create a home tailored to individual tastes and requirements.

Why We Love It

The location is a real highlight. Kings and Queens is a prestigious and well-established address, and being close to the river gives the property a peaceful setting with lovely green views.

We love the potential of the enclosed terrace, with its exposed wooden beams and natural light. With some updating, this could become a fantastic additional living space.
The variety of outdoor areas is another standout feature. From the open terrace overlooking the greenery to the larger covered entertaining space, there is plenty of opportunity to create something special.

Amenities

Setting: Close To Golf, Close To Port, Close To Sea, Close To Schools

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Panoramic Views

Features: Gym, Paddle Tennis, Marble Flooring

Garden: Communal Garden

Taxes & Fees

IBI: €800 per year

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5539201_middle-floor-apartment-sotogrande-costa/