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Duplex for sale in Sotogrande, Sotogrande

1,585,000 €

Reference: R5354473 **Bedrooms:** 4 **Bathrooms:** 4 **Plot Size:** 25m^2 **Build Size:** 300m^2 **Terrace:** 50m^2











Costa de la Luz, Sotogrande

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!

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Features:

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

Orientation
West

Climate Control
Air Conditioning

Views
Sea
Garden
Port
Beach
Courtyard

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

Condition
Excellent
Recently Refurbished
Recently Renovated

Pool
Communal

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Communal
Private

Security
Alarm System

Parking
Underground
Private
Covered

Category
Beachfront
Golf
Luxury