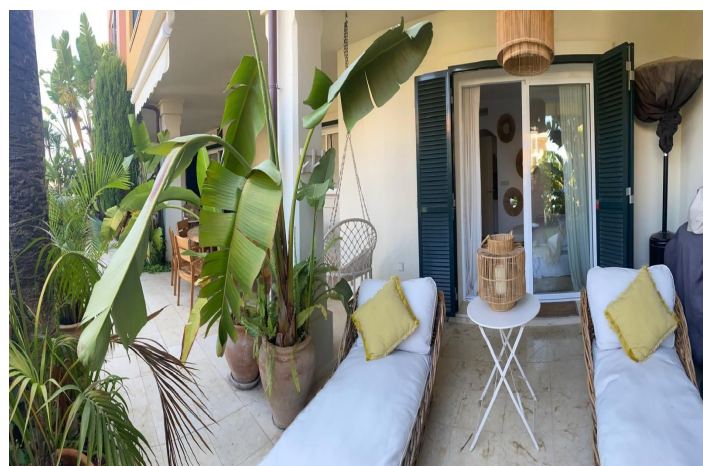
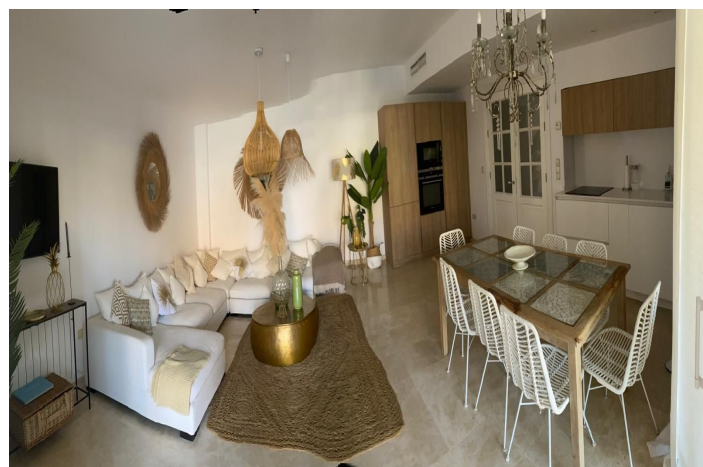
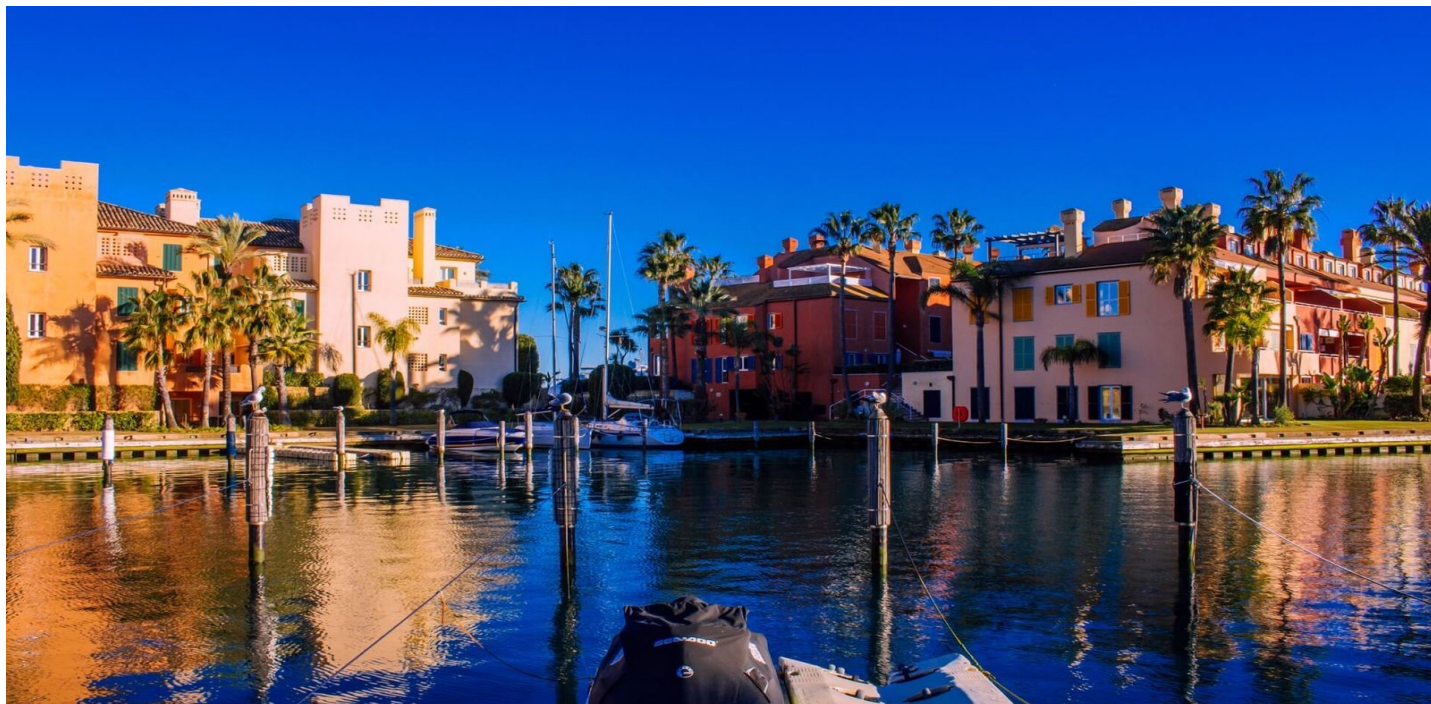




## Duplex zum Verkauf in Sotogrande, Sotogrande

1.585.000 €

Referenz: R5354473 Schlafzimmer: 4 Badezimmer: 4 Grundstücksgröße: 25m<sup>2</sup> Garten: 300m<sup>2</sup> Terrasse: 50m<sup>2</sup>





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## 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 m<sup>2</sup> property offers the ultimate marina lifestyle: direct access from your own private garden and 50 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Glasfaser

### Ansichten

Meer  
Garten  
Strand  
Hafen  
Hof

### Pool

Gemeinschaft  
Garten  
Gemeinschaft  
Privat

### Kategorie

Strand  
Golf  
Luxus

### Orientierung

Süden

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Strand  
Hafen  
Yachthafen  
In der Nähe von Marina  
Front Line Beach Complex

### Möbel

Voll eingerichtet

### Sicherheit

Alarmanlage

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent  
Kürzlich renoviert  
Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Privat  
Bedeckt