



Duplex for sale in Sotogrande, Sotogrande

1,585,000 €

Reference: R5354473 Bedrooms: 4 Bathrooms: 4 Plot Size: 25m² Build Size: 300m² Terrace: 50m²





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!



Features:

Features

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

Views

Sea Views
Garden
Beach
Port
Courtyard

Pool

Communal

Garden

Communal
Private Garden

Category

Beachfront
Golf
Luxury

Orientation

South

Setting

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

Furniture

Fully Furnished

Security

Alarm System

Climate Control

Air Conditioning

Condition

Excellent
Recently Refurbished
Recently Renovated

Kitchen

Fully Fitted

Parking

Underground
Private
Covered