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**Apartment in Sotogrande****Reference: R5354473**

Bedrooms: 4

Bathrooms: 4

M<sup>2</sup>: 300

Price: 1,585,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

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Overview: 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!

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**Features:**

Beachfront, None, Beachfront, Frontline golf, None, Close to town, Pool, Air conditioning, Sea views, Private garden, Lift, None, Alarm system, Parking, Frontline golf, Luxury