+34 610 31 79 42 info@estepona-invest.es

■■■■■■■■■■■■ ■ Sotogrande ■■■■■■■■■■■■: R5354473

■■■■■■■■: 4 ■■■■■■■: 4 M²: 300 ■■■■■: 1 585 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■: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!

■■■■■■■■■■■■:

Beachfront, None, Beachfront, ■■■■■■■■■ ■■■■■■ ■■■■■, None, ■■■■■■■ ■ ■■■■■■■, ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■ ■■ ■■■■■, ■■■■■■■■ ■■■■, ■■■■■, None, Alarm system, ■■■■■■■■■■■■ ■■■■■■, ■■■■■■■■■ ■■■■■■ ■■■■■, Luxury