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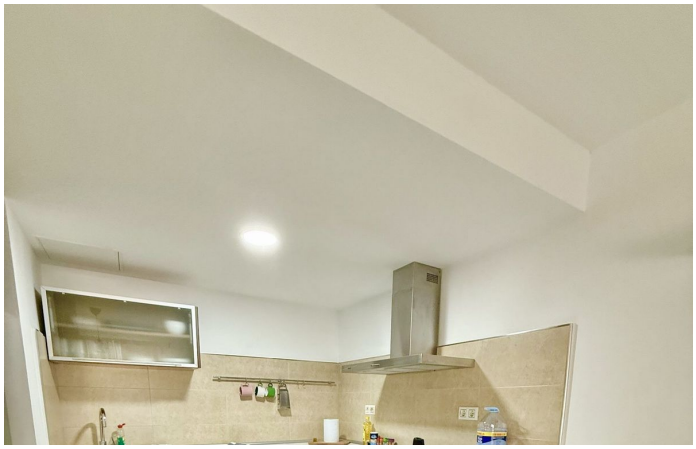
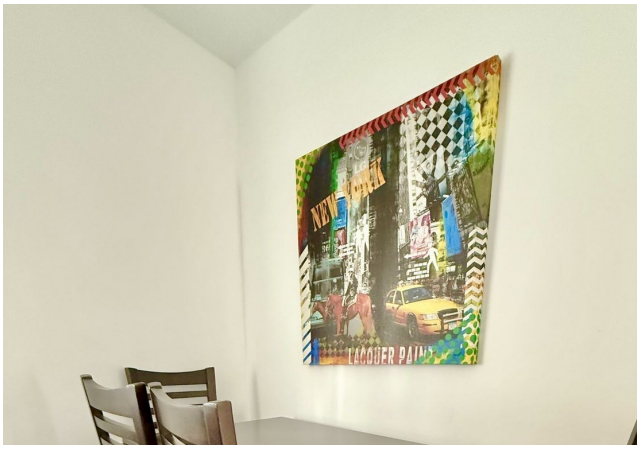
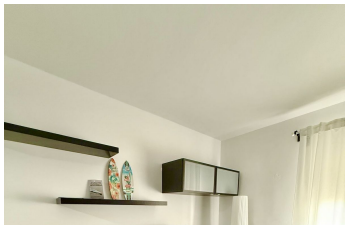
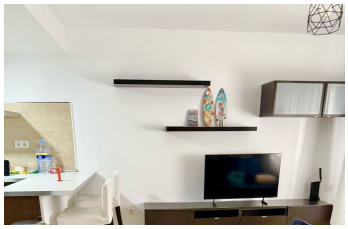

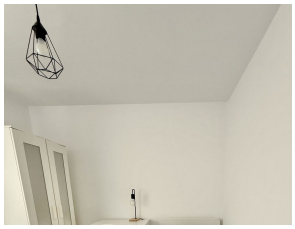

Ground Floor Apartment in Sotogrande

Bedrooms	2	Bathrooms	1	Built	82m2	Terrace	6m2

R5138887	Ground Floor Apartment	Sotogrande	298.000€

Charming Ground Floor Apartment in the Heart of Pueblo Nuevo de Guadiaro Situated in the centre of Pueblo Nuevo de Guadiaro, this beautifully maintained ground-floor apartment offers an exceptional combination of comfort, convenience, and authentic Mediterranean living. Located within walking distance of restaurants, cafés, supermarkets, shops, and all essential amenities, it provides the perfect opportunity to enjoy the vibrant lifestyle of the Sotogrande area. The property features a bright and spacious open-plan layout, with the living, dining, and kitchen areas seamlessly connected to create a welcoming and sociable living space. The modern open-plan kitchen is fully integrated into the living area, making it ideal for both everyday living and entertaining guests. Offering two comfortable bedrooms and a well-appointed bathroom, the apartment is perfectly suited as a permanent residence, holiday home, or investment property. A standout feature of the home is its charming private interior patio. This peaceful and sheltered outdoor space provides the perfect setting for enjoying morning coffee, outdoor dining, or relaxing throughout the year. The patio also includes a practical covered utility area with space for a washing machine and clothes drying, adding valuable functionality while maintaining the property's attractive appearance. Located just 900 metres from the prestigious La Cañada Golf Club and only a short drive from the beaches, marina, and world-class golf courses of Sotogrande, this property enjoys

one of the most convenient locations in the area. Public transport connections are excellent, with the bus station situated just a few metres away. Whether you are looking for a comfortable year-round residence, a lock-up-and-leave holiday home, or a property with strong rental potential, this attractive ground-floor apartment offers outstanding value in one of the most desirable locations on the western Costa del Sol. Property Highlights • Ground-floor apartment • Approximately 82 m² built area • Two bedrooms • One bathroom • Bright open-plan living and dining area • Modern open-plan kitchen • Private interior patio • Covered utility area for laundry and clothes drying • Walking distance to restaurants, cafés, bars, shops, and supermarket • Bus station only metres away • 900 metres from La Cañada Golf Club • Close to Sotogrande Marina, beaches, and golf courses • Excellent permanent residence, holiday home, or investment opportunity A ?lovely ?home ?that ?combines ?village convenience with ?easy ?access to the exclusive lifestyle, ?beaches, golf ?courses, and ?marina ?that have made Sotogrande ?one ?of ?Southern ?Spain's ?most ?sought-after ?destinations.