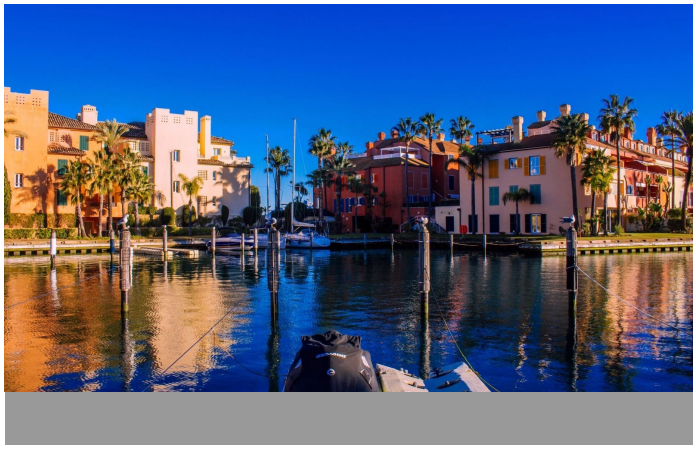
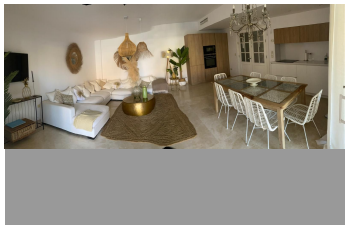
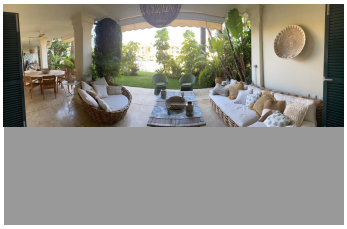
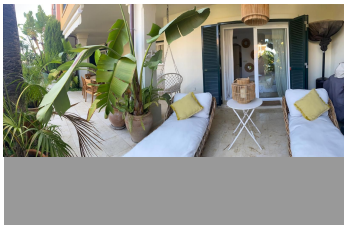
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Duplex in Sotogrande

Bedrooms	4	Bathrooms	4	Built	300m2	Terrace	50m2

R5354473 **Duplex** **Sotogrande** **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!

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