



Duplex in Sotogrande

Price € 1,585,000

Bedrooms	4
Bathrooms	4
Build Size	300 m²
Terrace	50 m²
Plot Size	375 m²

SETTING

- ✓ Beachfront

✓ Port

✓ Close To Shops

✓ Close To Schools

✓ Urbanisation
- ✓ Commercial Area

✓ Close To Golf

✓ Close To Sea

✓ Marina

✓ Front Line Beach Complex
- ✓ Beachside

✓ Close To Port

✓ Close To Town

✓ Close To Marina

ORIENTATION

- ✓ West

CONDITION

- ✓ Excellent

✓ Recently Renovated

✓ Recently Refurbished

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Sea

✓ Garden
- ✓ Beach

✓ Courtyard
- ✓ Port

FEATURES

- ✓ Covered Terrace

✓ Near Transport

✓ Storage Room

✓ Double Glazing
- ✓ Lift

✓ Private Terrace

✓ Ensuite Bathroom

✓ Fiber Optic
- ✓ Fitted Wardrobes

✓ WiFi

✓ Marble Flooring

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

✓ Private

SECURITY

✓ Alarm System

PARKING

✓ Underground

✓ Covered

✓ Private

CATEGORY

✓ Beachfront

✓ Golf

✓ Luxury

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

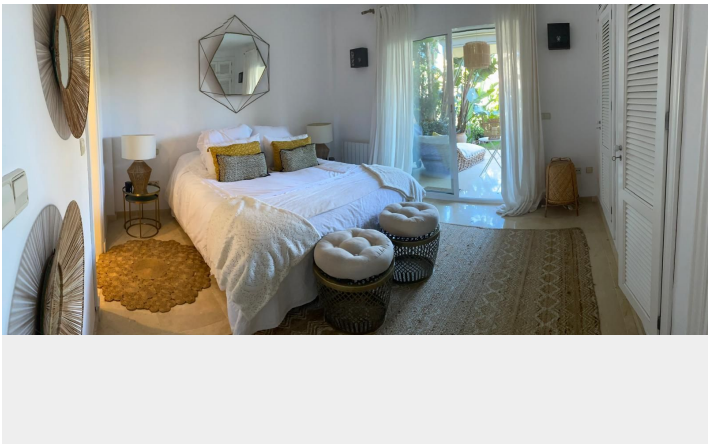
Just metres from the beach, within the exclusive Sotogrande marina. Perfect for those seeking a luxury waterfront home with every comfort and the unique advantage of private boat access.

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!

[View Property Online](#)

GALLERY



ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com