



Duplex in Sotogrande

Price € 1,595,000

Bedrooms	5
Bathrooms	4.5
Build Size	305 m²
Terrace	80 m²
Plot Size	385 m²

SETTING

- ✓

Close To Port
- ✓

Close To Town
- ✓

Close To Shops
- ✓

Close To Schools
- ✓

Close To Sea

ORIENTATION

- ✓

South

CONDITION

- ✓

Excellent

POOL

- ✓

Communal

CLIMATE CONTROL

- ✓

Air Conditioning

VIEWS

- ✓

Sea
- ✓

Mountain
- ✓

Garden

FEATURES

- ✓

Covered Terrace
- ✓

Private Terrace
- ✓

Basement
- ✓

Fitted Wardrobes
- ✓

Utility Room
- ✓

Near Transport
- ✓

Double Glazing

GARDEN

- ✓

Private

SECURITY

- ✓

Gated Complex

PARKING

- ✓

More Than One
- ✓

Communal

CATEGORY

- ✓

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.

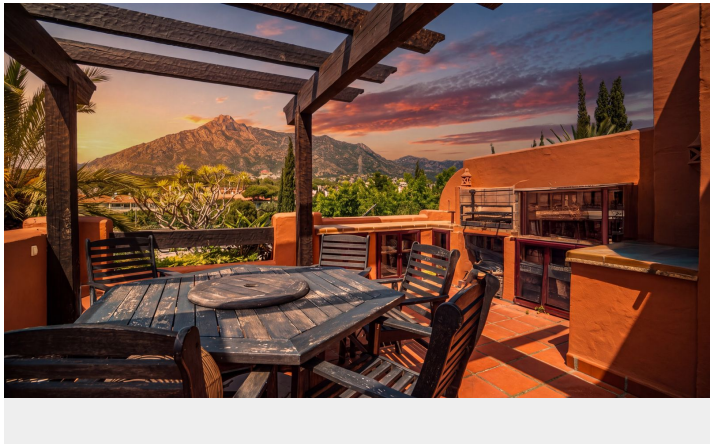
Viewing highly recommended – contact us today to arrange a private viewing!

[View Property Online](#)

GALLERY







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