



# Semi-Detached House in Sotogrande

Price **€ 1,095,000**

Bedrooms	3
Bathrooms	3
Build Size	173 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Plot Size	300 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Port
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Village
- ✓ Close To Sea
- ✓ Marina

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Excellent
- ✓ Good

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

## VIEWS

- ✓ Garden
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom

## MAGNIFICENT 3-BEDROOM TOWNHOUSE IN SOTOGRANDE MARINA

Located in one of Sotogrande's most exclusive residential areas, this property is just a 2-minute walk from the beach, enjoys direct access to the marina's berths, and is close to restaurants, beach bars, and shops. Its location makes it attractive to water sports enthusiasts, tennis and padel players, and golfers. Just 20 km from Gibraltar Airport and 95 km from Malaga Airport, it is ideal as both a permanent residence and a second home. The property faces southwest and is distributed over two floors. On the ground floor, there is a spacious entrance hall leading to the large living-dining room with a fireplace and access to the large private garden. There is also a spacious, fully equipped kitchen

with access to a porch that connects to the private garden. On the ground floor is one of the property's three bedrooms. This spacious bedroom features a large built-in wardrobe and an en-suite bathroom. Upstairs, there are two more large bedrooms with ample built-in wardrobes and spacious en-suite bathrooms. One of these bedrooms has direct access to the solarium. The property includes a large private parking area at the entrance for two cars and access to beautifully maintained communal gardens and a swimming pool. A UNIQUE OPPORTUNITY TO ENJOY THE LUXURY OF LIVING BY THE SEA! WE HIGHLY RECOMMEND A VIEWING.

[View Property Online](#)

# GALLERY







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