



DUPLEX 4 BEDROOMS 4 BATHROOMS IN SOTOGRANDE

 Sotogrande

REF# R5354473 1.585.000 €

BEDS

4

BATHS

4

BUILT

300 m²

PLOT

25 m²

TERRACE

50 m²

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

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IDILIQ

ESTATES

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!

