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SOTOGRANDE

298,000 €

REFERENCE R5138887

# Discover Serene Mediterranean Living: A Charming Ground Floor Apartment in Pueblo Nuevo de Guadiaro, Near Sotogrande

| 2 | 1 | 82 m² | 6 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Nestled in the vibrant heart of Pueblo Nuevo de Guadiaro, this meticulously maintained ground-floor apartment presents an exceptional fusion of comfort, modern convenience, and the quintessential charm of Mediterranean living. Its prime central location ensures that a rich tapestry of local amenities — from delightful restaurants and bustling cafés to essential supermarkets and charming boutique shops — are all just a leisurely stroll away. This enviable setting offers an unparalleled opportunity to immerse oneself in the dynamic and highly sought-after lifestyle characteristic of the illustrious Sotogrande area, a true gem in Southern Spain.

Step inside to discover a bright and expansive open-plan layout, where the living, dining, and kitchen areas flow effortlessly into one another, creating an inviting and profoundly sociable environment. This thoughtful design maximises natural light and space, crafting a truly welcoming ambiance. The contemporary open-plan kitchen, fully integrated into the main living area, is not merely functional but a stylish centrepiece, perfect for culinary enthusiasts and ideal for hosting gatherings, from intimate family meals to lively soirées with friends. Every detail has been considered to ensure both aesthetic appeal and practical everyday living.

The apartment thoughtfully comprises two serene bedrooms, each offering a tranquil retreat designed for ultimate relaxation and comfort. Complementing these is a meticulously appointed bathroom, featuring contemporary fixtures and finishes that reflect a commitment to quality and style. This elegant configuration makes the property exceptionally versatile, serving as an ideal permanent residence for those seeking a peaceful village life, a convenient lock-up-and-leave holiday home for discerning travellers, or a shrewd investment opportunity within one of the region's most coveted destinations.

A true sanctuary within the home is its enchanting private interior patio. This secluded and beautifully sheltered outdoor haven offers an idyllic backdrop for moments of quiet reflection, alfresco dining under the Mediterranean sky, or simply unwinding in complete privacy throughout every season. Beyond its aesthetic charm, the patio cleverly integrates a practical covered utility area, thoughtfully designed to accommodate a washing machine and provide ample space for clothes drying. This discreet yet invaluable addition enhances the property's functionality without compromising its attractive, tranquil ambiance, demonstrating a harmonious blend of style and utility.

Beyond the immediate charm of Pueblo Nuevo, the apartment boasts an exceptional location that connects residents to the wider splendours of the region. Golf enthusiasts will delight in being just 900 metres from the renowned La Cañada Golf Club, offering a superb 18-hole experience. Furthermore, a short, scenic drive transports you to the exclusive coastal paradise of Sotogrande, celebrated for its pristine sandy beaches, the glamorous marina, and an impressive array of world-class championship golf courses. Sotogrande, nestled on Spain's sun-drenched southern coast, represents the pinnacle of luxury living, offering an exquisite blend of leisure, sport, and sophistication. The property's connectivity is further enhanced by excellent public transport links, with a convenient bus station merely a few metres from your doorstep, ensuring effortless access to surrounding towns and attractions.

Encompassing approximately 82 square metres of meticulously designed built area, this attractive ground-floor apartment truly embodies outstanding value. Whether one seeks a tranquil year-round residence, a sophisticated lock-up-and-leave holiday retreat, or an investment with compelling rental potential, this property answers the call. It seamlessly combines the authentic charm and convenience of village life in Pueblo Nuevo de Guadiaro with unparalleled access to the exclusive, high-end lifestyle synonymous with Sotogrande. Enjoy the vibrant atmosphere of the area, the allure of sun-kissed beaches, the challenge of championship golf courses, and the elegance of the marina – all hallmarks that have firmly established Sotogrande as one of Southern Spain's most coveted and prestigious destinations. This is more than just an apartment; it is an invitation to embrace the very best of Andalusian living.

# Details

| | | | |
|---|---|---|---|
| Reference | R5138887 | Property Type | Apartment |
| Status | Sale | Price | 298,000 € |

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|---|---|---|---|
| Bedrooms | 2 | Bathrooms | 1 |
| Build size | 82 m² | Plot Size | – |
| Terrace | 6 m² | Parking places | by request |

## Features

Air conditioning, Heating, Parking, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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