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SOTOGRANDE

1,585,000 €

REFERENCE R5354473

The Epitome of Waterfront Luxury: A Private Marina Duplex in Sotogrande's Prestigious Paseo del Mar

4	4	300 m²	25 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Discover an unparalleled lifestyle opportunity within the exclusive confines of Sotogrande, Southern Spain's premier luxury destination. Nestled in the most coveted section of Paseo del Mar, this exceptional ground-floor duplex stands mere steps from the pristine sands of Catamaranes Beach, offering direct access to the vibrant yet tranquil environment of La Marina. It represents a rare confluence of location, luxury, and leisure, perfectly curated for the discerning homeowner seeking the finest in waterfront living.

This magnificent 300 m² property truly embodies the ultimate marina lifestyle. Imagine stepping directly from your lush, private garden and expansive 50 m² covered porch onto your own private boat mooring, capable of accommodating vessels up to 14 meters. The convenience and exclusivity are simply extraordinary, allowing for spontaneous maritime adventures whenever the mood strikes. Complementing this private nautical haven are beautifully maintained communal gardens and a refreshing swimming pool, creating a harmonious balance between personal sanctuary and shared enjoyment.

Designed for absolute comfort and bathed in natural light, the residence is completely exterior, boasting floor-to-ceiling windows that perfectly frame its south-facing orientation. This ensures an abundance of sun-drenched interiors throughout the day, creating a warm and inviting atmosphere. Six years ago, the property underwent a meticulous renovation, executed with impeccable taste and an unwavering commitment to quality. Offered fully furnished, this exquisite home is presented in an immaculate, move-in ready condition, allowing you to seamlessly transition into your new luxury life without delay.

Sophisticated Interiors: Space and Comfort Redefined

Spanning an impressive 300 m² over two meticulously designed levels, this duplex offers an expansive living experience. The heart of the home is an elegantly conceived open-plan living room, providing a fluid and inviting space for both relaxation and entertaining. This grand area seamlessly integrates with a brand-new, state-of-the-art kitchen, featuring contemporary design, premium appliances, and sophisticated finishes, all crafted to inspire culinary excellence and facilitate effortless social gatherings.

The private quarters are equally impressive, comprising four generously sized bedrooms, three of which are luxurious en-suites. Each of these principal bedrooms is equipped with spacious fitted wardrobes, individual televisions, and full, modern bathrooms designed with high-end fixtures and finishes, ensuring maximum comfort and privacy for residents and guests alike. An additional service bedroom offers exceptional versatility, perfect for live-in staff, a private office, or an extra guest room. A stylish guest WC further enhances the property's practical elegance.

Unparalleled Outdoor Living & Direct Nautical Connection

The outdoor spaces are a true highlight of this exceptional property. A vast 50 m² covered porch extends the living area outdoors, thoughtfully divided into three distinct zones to cater to various leisure pursuits. Whether it's al-fresco dining with breathtaking views, relaxing in a shaded lounge area, or enjoying a quiet moment of contemplation, these versatile spaces invite year-round enjoyment. The porch directly flows into a beautifully landscaped private garden, offering a serene green oasis that seamlessly connects to the marina.

The undisputed crown jewel of this residence is the unparalleled privilege of direct access from your private garden to your very own boat mooring. Accommodating vessels up to 14 meters, this feature offers an extraordinary level of convenience and exclusivity for yachting enthusiasts. Imagine the freedom of stepping directly from your home onto your boat, ready to explore the Mediterranean Sea at a moment's notice, without the hassle of a lengthy journey to the dock. This is more than just a home; it's a gateway to an enviable nautical lifestyle.

The Allure of Sotogrande: Southern Spain's Premier Destination

Sotogrande holds an esteemed reputation as one of Europe's most exclusive and desirable luxury destinations. Beyond its magnificent marina, the area is globally renowned for its world-class golf courses, including Valderrama, its international polo tournaments, and sophisticated equestrian centers. This property's prime location within La Marina offers immediate access to these elite amenities, while also placing you just metres from the soft sands of Catamaranes Beach. Situated in Southern Spain,

Sotogrande benefits from an idyllic climate, rich cultural heritage, and excellent connectivity, with Gibraltar and Malaga airports just a short drive away, providing easy access to major European cities.

Exceptional Practicalities

Further enhancing the luxury living experience are a host of practical amenities designed for convenience and comfort. The property includes a large covered underground parking space, ensuring secure and easy vehicle access. An excellent storage room, also serving as a spacious pantry, provides invaluable utility for a luxury household. Climate control is meticulously managed with both efficient air conditioning for the warm summer months and individual heat pump heating for cooler periods. Built in 2001, this residence has been impeccably maintained, remaining in excellent condition, and benefits from ground floor accessibility, complemented by lift access to all levels.

A Peerless Opportunity Awaits

This ground-floor duplex in Paseo del Mar is more than just a property; it is a statement of refined living, offering an extraordinary 300 m² of meticulously designed space, coupled with the unique advantage of a private boat mooring and direct beach access. Fully renovated and furnished to the highest standards, it represents a truly rare and exceptional offering in one of the Costa del Sol's most prestigious waterfront locations.

A lifestyle of unparalleled luxury, convenience, and exclusivity awaits. Viewing is highly recommended to fully appreciate the distinctive charm and numerous advantages of this remarkable residence. Contact Luxury Realty today to arrange your private viewing and take the first step towards acquiring your dream waterfront home in Sotogrande.

Details

Reference	R5354473	Property Type	Apartment
Status	Sale	Price	1,585,000 €
Bedrooms	4	Bathrooms	4
Build size	300 m²	Plot Size	25 m²
Terrace	50 m²	Parking places	by request

Features

Beachfront, Pool, Air conditioning, Sea views, Private garden, Lift, Alarm system, Parking

Personal advice

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

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