

SOTOGRANDE MARINA

595,000 €

REFERENCE R5437162

Sotogrande Marina: An Unrivalled Opportunity for Luxury Living and Astute Investment in Southern Spain

3	2	118 m²	15 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE

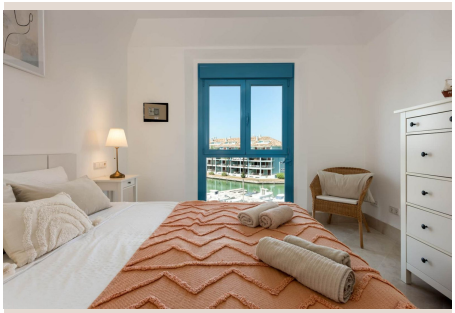












Description

Welcome to Sotogrande Marina, a jewel nestled on the sun-drenched coast of Southern Spain, renowned for its sophisticated lifestyle, world-class amenities, and an exclusive international community. Within this coveted destination, Luxury Realty is delighted to present a truly exceptional opportunity: a three-bedroom, two-bathroom apartment that defies expectations both in its prime location and its compelling value proposition. In today's dynamic property market, discovering a residence of this calibre, offering such a comprehensive suite of features within the prestigious Sotogrande Marina at this remarkable price point, is indeed a rare find.

Prime Location: The Heart of Marina Life

This exquisite property enjoys an enviable position within one of the most sought-after "Riberas" of Sotogrande Marina. The Riberas are celebrated for their unparalleled accessibility and picturesque surroundings, embodying the quintessential Mediterranean dream. From your doorstep, a leisurely stroll or a short golf buggy ride transports you effortlessly to the vibrant pulse of the Port, where a tantalising array of gourmet restaurants, chic boutiques, and charming cafes await. Imagine starting your day with a delightful breakfast overlooking the yachts, or enjoying a sophisticated dinner as the sun sets over the harbour – this is the lifestyle on offer.

Equally convenient is your proximity to premier leisure and sports facilities. The renowned Octogono Padel Centre, a hub for sports enthusiasts, is just moments away, offering state-of-the-art courts and a lively atmosphere. For those seeking relaxation by the sea, the pristine sands of Gigi's Beach are within easy reach, inviting you to bask in the Spanish sunshine or enjoy invigorating water sports. The apartment’s strategic placement ensures you are practically equidistant to both the vibrant Port and the serene beaches, striking a perfect balance between vibrant social life and tranquil coastal escape. This unrivalled connectivity truly positions the property as a gateway to the very best of Sotogrande's exclusive offerings in Southern Spain.

A Residence Designed for Comfort and Charm

Step inside this meticulously maintained apartment and discover a haven of comfort and contemporary charm. The thoughtfully designed layout features three generously sized bedrooms and two well-appointed bathrooms, providing ample space for families, guests, or discerning individuals. The interior exudes an inviting atmosphere, benefitting from abundant natural light that streams through the expansive windows. Essential modern comforts are seamlessly integrated, including a fully functional air conditioning system, ensuring a pleasant climate throughout the year.

One of the apartment's most captivating features is its private Marina View Terrace, boasting a desirable South-Westerly orientation. This prime aspect guarantees an abundance of glorious Spanish sunshine from late morning well into the late afternoon, creating an idyllic setting for al fresco dining, entertaining, or simply unwinding with a good book while enjoying the captivating vistas of the marina’s waterways and passing yachts. The property is offered beautifully furnished – a truly "plug and play" solution for immediate occupancy, or for investors seeking a turnkey rental opportunity. The inclusion of high-quality furnishings (negotiable for the right offer) further elevates its appeal, allowing you to settle in or commence rental operations without delay. Complementing these impressive features are practical amenities crucial for luxury living: a dedicated underground parking space, a premium in the Marina, and a valuable storage room, providing invaluable extra space for personal belongings or rental supplies.

An Astute Investor's Dream: Proven Performance

Beyond its undeniable lifestyle appeal, this property presents an exceptional investment opportunity with a proven track record. It comes with an active tourist license and an already robust book of business, a testament to its desirability and income-generating potential. During the high season, this apartment consistently commands an impressive €400 per night, comfortably accommodating up to six guests. Sotogrande’s reputation as a premier destination for golf, polo, yachting, and luxury tourism ensures strong rental demand year-round, making this a highly attractive prospect for savvy investors seeking immediate returns and sustained capital appreciation. The "plug and play" nature means you can step into an ongoing, profitable

venture without the typical setup complexities.

Unmatched Value and Ownership Clarity

In a market often characterised by seller over-exuberance, this Luxury Realty listing stands apart. It is meticulously priced to reflect the true value of its unparalleled location, exceptional features, and established income potential. This is a property that delivers on all fronts, offering transparency and fairness in its valuation. Furthermore, it is critical to highlight a distinction often overlooked by international buyers: this magnificent apartment is situated within the Marina, not the Port. This is a significant advantage, as it means you are acquiring a **Freehold** property, granting you outright ownership of the land and building for perpetuity. This contrasts sharply with properties in the Port, which are typically offered on a leasehold basis. The security and long-term value inherent in freehold ownership within such a prestigious location like Sotogrande Marina in Southern Spain cannot be overstated. The potential inclusion of furniture for the right offer further sweetens this already compelling proposition.

Do not miss this rare chance to own a piece of Sotogrande's finest. Whether you envision a luxurious permanent residence, a cherished holiday home, or a high-performing investment, this apartment truly offers it all.

Details

Reference	R5437162	Property Type	Apartment
Status	Sale	Price	595,000 €
Bedrooms	3	Bathrooms	2
Build size	118 m²	Plot Size	–
Terrace	15 m²	Parking places	by request

Features

Air conditioning, Heating, Sea views, Lift, 24H Security, Parking, Holiday Home, Investment, Resale