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SOTOGRANDE MARINA

640,000 €

REFERENCE R5493928

# Exceptional Waterfront Residence at Isla Tortuga, Sotogrande Marina

| 2 | 2 | 125 m² | 45 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Welcome to an address of unparalleled prestige and serene beauty, nestled within one of Europe's most coveted coastal destinations. Luxury Realty proudly presents an exquisite apartment located on the exclusive Isla Tortuga, directly adjacent to the vibrant and sophisticated Sotogrande Marina. This is more than a home; it is an invitation to embrace a lifestyle defined by elegance, comfort, and breathtaking Mediterranean vistas in the heart of southern Spain.

## The Unrivalled Allure of Sotogrande Marina, Southern Spain

Sotogrande is synonymous with an elite lifestyle, offering a unique blend of natural beauty, world-class sporting facilities, and an undeniably chic atmosphere. Our property on Isla Tortuga places you at the very epicentre of this distinguished community. The Marina, a shimmering hub of activity, boasts a picturesque harbour filled with luxury yachts, sophisticated boutiques, gourmet restaurants, and charming cafes, all just a leisurely stroll from your doorstep. Here, the rhythm of the Mediterranean dictates daily life, offering opportunities for sailing, water sports, or simply enjoying al-fresco dining with spectacular maritime backdrops. Sotogrande's reputation for privacy, security, and exclusive leisure – from championship golf courses and polo fields to equestrian centres – is second to none, making it a prime destination for discerning individuals seeking the finest experiences in southern Spain.

The strategic location in Andalucía further enhances its appeal. Enjoying over 300 days of sunshine a year, the climate is ideal for year-round outdoor living. The proximity to Gibraltar International Airport and Malaga Airport ensures excellent connectivity, making this an ideal primary residence, a luxurious holiday escape, or a highly attractive investment opportunity in a stable and affluent market.

## An Exquisite Sanctuary of Space and Style

This elegant apartment, spanning a generous 172 m² built area (169 m² useful), is a testament to sophisticated design and practical luxury. Upon entering, one is immediately struck by a profound sense of light and space, characteristic of its prime orientation and thoughtful layout. The interiors are crafted with an emphasis on comfort and timeless appeal, featuring premium materials and a meticulous attention to detail that discerning buyers expect.

The heart of the home is a wonderfully bright and expansive living-dining room. Designed for both grand entertaining and intimate relaxation, this versatile space is bathed in natural light streaming through large, floor-to-ceiling windows. These windows not only create an airy ambiance but also serve as a gateway to the spectacular outdoor terrace, seamlessly blending indoor and outdoor living. Imagine hosting dinner parties or simply unwinding while the gentle sea breeze drifts through, accompanied by the serene views of the marina.

The fully equipped kitchen is a testament to modern functionality and sleek design. Ready for culinary adventures, it offers ample counter space, integrated appliances, and a layout that makes cooking a true pleasure, whether for everyday meals or special occasions. Its thoughtful design ensures both practicality and aesthetic harmony with the rest of the living areas.

## Serene Retreats and Panoramic Vistas

The apartment features two generously proportioned bedrooms, each designed as a private sanctuary. The master bedroom is a true highlight, offering direct, captivating views over the bustling Marina and the endless expanse of the sea. Waking up to the sight of yachts gently swaying and the Mediterranean horizon is an experience that defines luxury coastal living. This tranquil haven includes ample fitted wardrobes and is complemented by a beautifully appointed full bathroom, creating a private oasis of comfort and serenity.

The second bedroom provides a peaceful contrast, offering charming views over the meticulously maintained communal gardens. This room is equally spacious and bright, also benefiting from integrated fitted wardrobes and easy access to a second elegant full bathroom. Its versatile nature makes it perfect for guests, family, or as a sophisticated home office.

### The Quintessential Mediterranean Terrace Experience

Undoubtedly one of the property's most compelling features is its private terrace. This expansive outdoor living space offers truly spectacular, unobstructed views across the intricate network of the Marina, its elegant berths, and stretching out to the glistening sea. It is an idyllic setting designed to fully embrace the renowned Mediterranean climate, offering an ideal space for al-fresco dining, morning coffees bathed in sunlight, or evening cocktails as the sun dips below the horizon, painting the sky in fiery hues. This terrace acts as a natural extension of the living area, providing an unparalleled vantage point to soak in the vibrant atmosphere and serene beauty of Isla Tortuga and Sotogrande Marina throughout the year.

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### Unrivalled Amenities and Exclusive Comforts

This distinguished property comes complete with an array of premium features designed to enhance comfort and convenience. Inside, you will find elegant marble floors throughout, providing a cool and sophisticated finish, complemented by bespoke fitted wardrobes in all bedrooms, offering ample storage. Modern comforts include a state-of-the-art air conditioning system, ensuring optimal temperatures year-round. The apartment is sold fully furnished, presenting a turnkey solution for immediate enjoyment or rental, where every detail has been thoughtfully considered.

Beyond the private living space, residents benefit from exceptional communal facilities within this exclusive, private urbanisation. A refreshing communal swimming pool offers a perfect retreat during warmer months, surrounded by beautifully manicured gardens providing a lush, tranquil environment. Practical necessities are met with a private underground garage space and a dedicated storage room, adding significant value and convenience. The building also features a lift for easy access to all floors. Furthermore, residents have access to a dedicated sports area and a children's zone, ensuring a fulfilling lifestyle for all ages within the secure confines of the community.

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### A Turnkey Investment in Premier Lifestyle

Presented in excellent condition and delivered fully furnished, this apartment is ready to be enjoyed immediately. Whether you envision it as a permanent luxurious home, a sophisticated second residence for unforgettable holidays, or a shrewd investment property with strong rental potential in a highly sought-after location, it ticks every box. Its rare combination of spaciousness, brightness, prime waterfront location, and comprehensive amenities within one of southern Spain's most recognised residential enclaves makes it an exceptional acquisition.

At Luxury Realty, we rarely encounter opportunities of this calibre. This is a chance to secure a truly remarkable property in Isla Tortuga, offering an enviable lifestyle at the prestigious Sotogrande Marina. We wholeheartedly recommend a private viewing to fully appreciate the unique charm, exceptional quality, and magnificent views this exquisite residence has to offer.

## Details

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|---|---|---|---|
| Reference | R5493928 | Property Type | Apartment |
| Status | Sale | Price | 640,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 125 m² | Plot Size | – |
| Terrace | 45 m² | Parking places | by request |

# Features

Beachfront, Pool, Air conditioning, Heating, 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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