

# BROMLEY ESTATES

*Marbella*



## DUPLEX 4 BEDROOMS 4 BATHROOMS IN SOTOGRANDE

📍 Sotogrande

REF# R5354473 €1,585,000

BEDS

4

BATHS

4

BUILT

300 m<sup>2</sup>

PLOT

25 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

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 m<sup>2</sup> property offers the ultimate marina lifestyle: direct access from your own private garden and 50 m<sup>2</sup> 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 m<sup>2</sup> 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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Open-plan living room with brand-new kitchen  
50 m<sup>2</sup> 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!

