

# Townhouse for sale in Sotogrande Marina, Sotogrande

1,450,000 €

Reference: R4695040 Bedrooms: 4 Bathrooms: 4 Plot Size: 159m<sup>2</sup> Build Size: 209m<sup>2</sup> Terrace: 39m<sup>2</sup>





## Costa de la Luz, Sotogrande Marina

Renovated townhouse directly in the exclusive marina of Sotogrande - your boat has a private berth opposite your terrace.

Just a few minutes walk to one of the most beautiful beaches on the Costa del Sol.

This house is located in one of the most sought-after residential complexes in Sotogrande. First line to the marina and just a few minutes walk from the best beaches and restaurants.

The house has been completely renovated by its current owners and is state-of-the-art - equipped with air conditioning and underfloor heating, it is an ideal family home all year round.

The house includes 4 bedrooms - each with a private bathroom, an open living area connected to the light-filled dining area and the modern kitchen. In front of the living area is the large, completely covered terrace with a wonderful view of the marina and your own boat mooring.

Three of the four bedrooms are upstairs. The master bedroom has a wonderful view of the Sotogrande marina.

From the hallway you can climb a ladder to the roof of the house - the current owners have built a wonderful terrace here - the ideal place to enjoy the Spanish sun.

The urbanization includes a communal pool - or you can walk briefly across the street, where the Mediterranean and one of the most beautiful beaches on the Costa del Sol await you - with a view of Africa and the Rock of Gibraltar.

Sotogrande is the ideal place on the Costa del Sol if you want a quiet life in a sophisticated atmosphere. Sotogrande is not only a golfer's paradise, but also offers some of the most beautiful beaches on the Costa del Sol. In addition to golf, water sports and equestrian sports are very important here. The proximity to Gibraltar and one of the best international schools in Europe make Sotogrande an attraction for young families, retirees and holidaymakers alike. A variety of good restaurants and an overall harmonious infrastructure offer a relaxed lifestyle a little away from the hustle and bustle of the Costa del Sol. Until recently considered an insider tip among wealthy Spaniards, Sotogrande has become very popular in recent years and offers a year-round international atmosphere with many families.

- \* Walking distance to beach and restaurants
- \* Boat mooring (4,5x12m) directly in front of the house
- \* All 4 bedrooms with private bathrooms
- \* Completely renovated according to German standards and ready to move in
- \* Underfloor heating throughout and air conditioning cold/warm
- \* Large covered terrace with a view of the marina
- \* A carport for 2 cars belongs to the house



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront  
Marina

### Kitchen

Fully Fitted

### Parking

Private  
More Than One  
Covered

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
Central Heating  
U/F Heating

### Condition

Excellent  
Recently Renovated

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Views

Sea  
Port

### Pool

Communal

### Security

24 Hour Security

### Category

Resale  
Luxury  
Beachfront  
Golf