



## Ground Floor Apartment for sale in Sotogrande, Sotogrande

310,000 €

Reference: R5014459 Bedrooms: 2 Bathrooms: 3 Build Size: 148m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa de la Luz, Sotogrande

FANTASTIC GROUND FLOOR APARTMENT WITH PRIVATE GARDEN IN SOTOGRANDE Privileged location just 5 minutes from the exclusive Sotogrande Marina, only 18 minutes from charming Estepona, 30 minutes from Gibraltar, and 40 minutes from Marbella. This magnificent ground floor apartment offers the perfect combination of comfort, spaciousness, and potential. Set in a quiet, well-maintained gated community with 24-hour security, this home provides total peace and privacy. The complex features a swimming pool for adults and a separate children's pool, creating an ideal environment for family enjoyment. One of the standout features is the large private garden of nearly 100m<sup>2</sup>, accessible directly from the spacious living room with a cozy fireplace — perfect for enjoying the outdoors year-round. With 148m<sup>2</sup> of interior space, the apartment is laid out with two generous bedrooms, both with en-suite bathrooms, plus a guest toilet. It also includes a separate fully equipped kitchen with a utility/laundry room, air conditioning, and a private parking space with a storage room. Additionally, there is potential to expand the property by enclosing part of the porch to create a third bedroom — a modification already approved by the community — as well as the option to create direct access from the garage to the apartment, adding even more value whether for permanent living or as an investment. The property is also fitted with a security alarm system for added peace of mind. In short, this is a bright and well-distributed home with great potential for value appreciation — ideal for year-round living or for generating high returns through short-term or long-term rentals. A unique opportunity not to be missed!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Near Church  
Fiber Optic

### Views

Garden  
Courtyard  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Town  
Close To Marina  
Close To Forest  
Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Category

Investment  
Resale  
Distressed  
Contemporary  
Cheap

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private