

# Sotogrande

Reference 119863



PORTA MONDIAL®

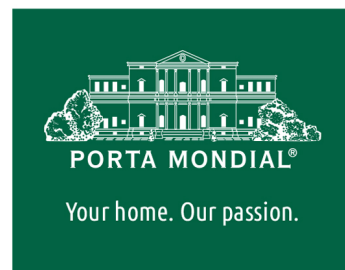
Your home. Our passion.

## Lovely apartment on the wonderful Marina of Sotogrande

|                  |                    |                     |                    |
|------------------|--------------------|---------------------|--------------------|
| living space:    | 120 m <sup>2</sup> | swimming pool:      | -                  |
| bedrooms:        | 2                  | energy certificate: | in process         |
| bathrooms:       | 2                  |                     |                    |
| balcony/terrace: | ✓                  |                     |                    |
| sea view:        | ✓                  | <b>price:</b>       | <b>€ 395,000.-</b> |



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### Details:

Come and discover your new holiday home on the Costa del Sol!

This spectacular, 2nd. floor apartment is situated in Sotogrande and offers everything required for a life of luxury and comfort.

Its generous living space of 118 sqm includes 2 large bedrooms and 2 modern bathrooms, a natural-light flooded living/dining area, and a modern, fully-equipped kitchen, with marble floors adding a touch of elegance throughout.

A 32 sqm covered terrace offers the perfect place to relax and enjoy the sea breeze or to spend time with friends and family.

The property is in excellent condition and features air conditioning, fitted wardrobes, security shutters, and private garage parking with an electric charger and a storage room.

The community has a 24-hour concierge and security service, a communal pool, and landscaped gardens, all situated in an unbeatable location close to the sea and 2 blue-flagged beaches, shops, international schools, a first-class golf courses, tennis and paddle tennis.

The south-west facing property presents lovely views over the marina and enjoys ample natural light. Community fees are 1,732€ per year, and the annual IBI property tax 530€.

Do not miss this unique opportunity to live in a privileged, sunny environment in the south of Spain!

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### Location & surrounding area:

Sotogrande is an exclusive urbanisation that forms part of the Spanish municipality of San Roque, in the region of Campo de Gibraltar. Thanks to its many sports facilities and diverse hotels it has established itself as one of the leading luxury residential areas not only in Andalusia, Spain, but in the whole of Europe. Its attractions include a marina, polo facilities in the Santa Maria Polo Club, various beach clubs, the Torreguardiario beach, and the prestigious Valderrama Golf Course. Sotogrande is also well connected via the AP-7 motorway, providing convenient easy to other nearby towns and villages.



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Large terrace



Community pool



Bright living area



Living area



Living and dining area



Kitchen

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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One of 2 bedrooms



Second bedroom



Apartment with 2 bathrooms



Bathroom



Beautiful surroundings



Close to lots of amenities and beach

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