



## 3 Bed For Sale

Marina de Sotogrande, Sotogrande

# €695,000

Ref: 472-00090P

Experience luxury waterfront living in this elegant ground-floor duplex located in the exclusive Isla Tortuga, Sotogrande Marina. With west-facing orientation, this property offers the added benefit of breathtaking sunsets and warm evening sun, perfect for enjoying outdoor spaces. Offering private canal access, it is surrounded by lush gardens and boasts a private plunge pool, barbecue area, and stunning marina views. Inside, enjoy three spacious double bedrooms, each with en-suite bathrooms and private balconies. A grand marble staircase leads to open-plan living areas and a fully fitted kitchen with direct access to the underground garage for added convenience. Additional amenities include a communal pool and beautifully landscaped green spaces, all within walking distance to Sotogrande...

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ESTATE AGENTS

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# Property Description

**Location:** Marina de Sotogrande, Sotogrande, Spain

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Inside, enjoy three spacious double bedrooms, each with en-suite bathrooms and private balconies. A grand marble staircase leads to open-plan living areas and a fully fitted kitchen with direct access to the underground garage for added convenience.

Additional amenities include a communal pool and beautifully landscaped green spaces, all within walking distance to Sotogrande's finest shops, restaurants, and entertainment venues.

Key Features:

Prime Isla Tortuga location with private canal access and west-facing orientation for beautiful evening sunlight

Three double bedrooms with en-suite bathrooms and private balconies

Private terrace, garden, and plunge pool overlooking Sotogrande Marina

Modern kitchen with underground garage access

Communal pool and landscaped gardens

Walking distance to luxury shops and dining

This property offers the perfect blend of luxury, tranquillity, and convenience in one of Sotogrande's most desirable locations, with the bonus of stunning evening light to enjoy your outdoor spaces.

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# Additional Info

For Sale	Beds: 3	Baths: 3
Area: 262 sq m	Air conditioning	Fully furnished
Marble floors	Private terrace	Lift
Garden view	Pool view	Good condition
Marina view	Ground floor patio	Interior Area (sqm): 191
Terrace Area (sqm): 71	Orientation: West	Community Fees: EUR 311
Parking Spaces: 1	Pool: Private	Internal Area : 262 sq m

