

## 2 bedroom Apartment for sale in Sotogrande, Cádiz

477,000€

This beautiful 2-bedroom residence is a rare find, offering uninterrupted views of the marina and a lifestyle defined by elegance and tranquility. Set in a prestigious gated community, this property combines modern comforts with a serene environment, making it perfect as a primary residence, a lock-and-leave holiday home, or a smart investment with excellent rental potential for both short and long-term lets. With its prime location and luxurious features, this home is an ideal opportunity to experience the best of coastal living.




### Property Highlights:

- Spacious living area leading to a terrace with stunning views of the marina, perfect for relaxing or entertaining.
- A fully equipped kitchen with brand new appliances and a separate laundry room for convenience.
- Two generously sized bedrooms. The master bedroom features an en-suite, while the second bedroom enjoys exclusive views of the island within the development.
- Located in a secure, private community with 24-hour security, a concierge service, and access to a communal swimming pool.

### Location Advantages:

- Walking distance to the port, with a variety of restaurants, shops, and the beach nearby.
- Close proximity to Sports Clubs, the Yacht Club, and several beach clubs, all within easy reach.
- Close to the International School, making it an excellent choice for families.
- The property is located in a secure community, providing peace of mind, and boasts great rental potential, making it a smart investment opportunity.

This residence offers the best of both worlds: a serene retreat with marina views, while being conveniently located

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|---|---|--|
|  2 bedrooms |  2 bathrooms |  130m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> South orientation   | <input checked="" type="checkbox"/> Communal garage  |
| <input checked="" type="checkbox"/> Communal garden   | <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Fully fitted kitchen                                      | <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Sea view   |
| <input checked="" type="checkbox"/> Covered terrace   | <input checked="" type="checkbox"/> 24h Service   | <input checked="" type="checkbox"/> Fitted wardrobes   |
| <input checked="" type="checkbox"/> Lift  | <input checked="" type="checkbox"/> Panoramic view  | <input checked="" type="checkbox"/> Close to sea / beach   |
| <input checked="" type="checkbox"/> Close to golf   | <input checked="" type="checkbox"/> Glass Doors   | <input checked="" type="checkbox"/> Balcony  |
| <input checked="" type="checkbox"/> Excellent condition                                       | <input checked="" type="checkbox"/> Close to shops  | <input checked="" type="checkbox"/> Close to town  |

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