

## 2 soverom Leilighet til salgs i Sotogrande, Cádiz

519.000€



MARINA VIEW apartment - Located in the exclusive residential complex Isla Tortuga within Marina Sotogrande, this well-maintained apartment offers two bedrooms and two bathrooms in a prime waterfront position inside the marina, which enjoys an open connection to the sea. The surroundings are defined by palm trees, yacht berths, and the elegant promenade lined with restaurants, cafés, and boutiques — all within easy walking distance.

With approximately 125 m<sup>2</sup> of interior living space, the spacious living and dining area flows seamlessly onto the impressive 45 m<sup>2</sup> terrace, opening up to tranquil views over the water and passing boats. A fully equipped kitchen, hot and cold air conditioning, and a private underground parking space ensure everyday comfort and practicality.

Both bedrooms benefit from their own bathroom — one en suite, the second perfectly suited as a guest bathroom. The well-kept communal areas further emphasize the high standard and exclusivity of the development.

This property combines privacy, serenity, and Mediterranean lifestyle with the unique atmosphere of the marina. Whether as a refined second residence, a holiday home, or a solid investment, this is a rare opportunity to live directly on the water in one of Sotogrande's most sought-after residential locations.

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|  2 soverom            |  2 bad                     |  170m <sup>2</sup> Bygg størrelse |
|  Svømmebasseng        |  45 m <sup>2</sup> terrace |  Private garage                   |
|  Communal garden      |  Communal pool             |  Amenities near                   |
|  Air conditioning     |  Sea view                  |  Beach Side                       |
|  Close to sea / beach |  Close to golf             |  Excellent condition              |
|  Close to shops       |  Close to town             |  Close to port                    |
|  Close to schools     |  Marina view               |  |