



## 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:

### Özellikler

Kapalı teras  
Ulaşım yakınında  
Özel teras  
Uydu televizyonu  
Depo  
Mermer döşeme  
Takılmış gardıroplar  
Wifi  
Kilise yakınında  
Fiber optik

### Görüşler

Bahçe  
Avlu  
Sokak

### Havuz

Ortak  
Çocukların havuzu

### Bahçe

Ortak  
Özel

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Telefon  
Gaz

### Oryantasyon

Güney

### Ayar

Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Şehir  
Köy  
Ormana yakın  
Marina'ya yakın  
Ön cephe plaj kompleksi

### Mobilya

İsteğe bağlı

### Güvenlik

Kapılı kompleks  
24 saatlik güvenlik  
Alarm sistemi

### Kategori

Yatırım  
Ucuz  
Sıkıntılı  
Yeniden satış  
Modern

### İklim kontrolü

Klima

### Durum

Harika

### Mutfak

Tam takılmış

### Otopark

Garaj  
Özel