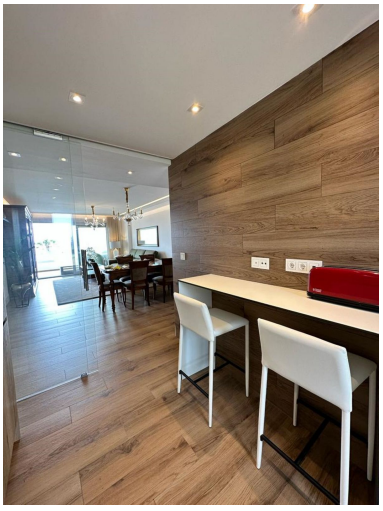
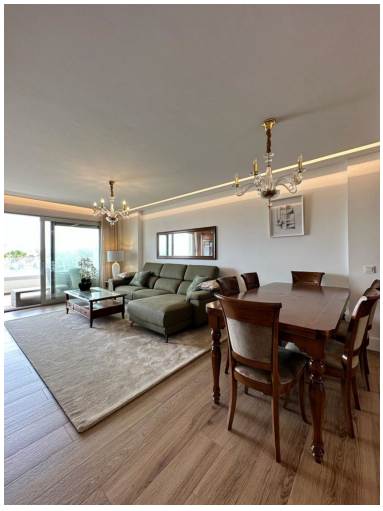
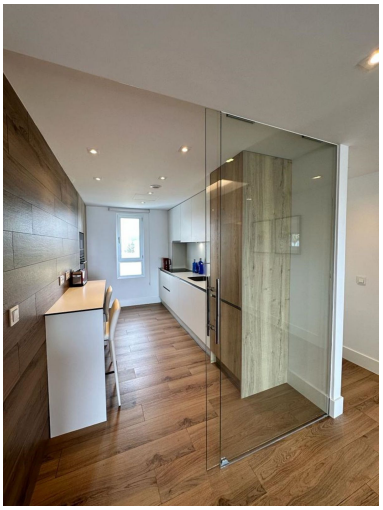
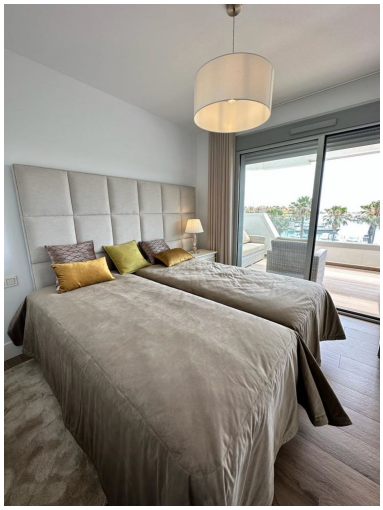
Apartment in San Roque

Reference: R4329745



Bedrooms: 3	Bathrooms: 3	M² Build size: 231	Price: 799,999 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:

Overview:

Perched in the vibrant heart of the prestigious La Marina de Sotogrande, this exquisite three-bedroom apartment offers an unparalleled blend of luxury, comfort, and breathtaking views. Representing the epitome of Mediterranean living, this property is a true gem within Southern Spain's most coveted residential enclave, meticulously designed for discerning individuals seeking a sophisticated coastal lifestyle. Imagine waking up to the gentle sounds of the sea and the sight of yachts swaying in the harbour, all from the privacy and comfort of your own elegant abode.

This exceptional residence is part of a distinguished nautical-style residential complex, seamlessly blending into the wonderful scenery of La Marina. Its prime location directly adjacent to the yacht club means that the exclusive world of marine leisure is literally at your doorstep. From your private terrace, savour panoramic vistas that encompass the sparkling waters of the marina, the majestic Mediterranean Sea, and the charming architectural tapestry of Sotogrande. Each aspect of this apartment has been conceived to maximise natural light and offer an open, airy feel, creating a serene sanctuary you'll be proud to call home.

Crafted to the most exacting quality standards, every detail of this home reflects a commitment to luxury and sustainability. Residents benefit from superior thermal and acoustic insulation, guaranteeing a peaceful living environment and optimal energy efficiency year-round. This thoughtful construction not only enhances comfort but also contributes to lower utility bills, aligning with modern ecological sensibilities. Furthermore, the building boasts a commendable Grade B Energy Certificate, underscoring its commitment to environmental performance and resource conservation, a testament to the forward-thinking design and construction.

Security and privacy are paramount in this exclusive community. The residential complex features a private, closed perimeter, ensuring complete peace of mind for all residents. Access is meticulously controlled through a pedestrian entrance door equipped with a state-of-the-art video entry system, allowing you to identify visitors remotely. For vehicle entry, a motorized gate with remote control provides seamless and secure access, enhancing the overall sense of exclusivity and safety. Additionally, the apartment benefits from an electric water heater system incorporating an energy-saving feature, with hot water supply significantly supplemented by thermal solar energy, further reducing the environmental footprint and operational costs of the home.

One of the most compelling advantages of this apartment is its unbeatable location within the bustling La Marina. A leisurely stroll from your front door leads you directly to an array of gourmet restaurants, charming cafes, and exclusive boutiques, providing endless options for dining, entertainment, and daily conveniences. The vibrant atmosphere of the marina, with its array of luxury yachts and international visitors, offers a unique blend of tranquility and dynamic social life, all within comfortable walking distance, making car dependence optional for your daily pleasures.

Sotogrande, nestled within the picturesque municipality of San Roque in the heart of Southern Spain, is globally renowned as a sporting paradise and an exclusive residential destination. Within a mere five-minute drive, residents gain access to an extraordinary selection of world-class facilities that cater to every sporting whim. Golf aficionados can perfect their swing at legendary courses such as Valderrama – host to the Ryder Cup and consistently ranked among Europe’s finest – La Reserva, the prestigious Real Club de Sotogrande, and San Roque Golf Club, each offering unique challenges and breathtaking landscapes. The illustrious Santa Maria Polo Club, a focal point of the international polo circuit, provides thrilling matches and a vibrant social scene, drawing enthusiasts from around the globe. Beyond golf and polo, the area boasts exclusive beach clubs where you can relax by the sea, premier equestrian centres for horse riding enthusiasts, state-of-the-art sailing schools located in the marina itself, and top-tier tennis and paddle tennis academies. This unparalleled concentration of luxury sports and leisure activities creates an exclusive environment that guarantees both exhilarating pursuits and profound privacy.

This apartment is more than just a home; it's an entry into a distinguished lifestyle that few can experience. Whether you seek a permanent residence where every day feels like a holiday, a luxurious seasonal retreat, or a shrewd investment in one of Europe's most desirable and stable property markets, this property in La Marina de Sotogrande offers an unparalleled opportunity. It is an invitation to embrace the very best of Southern Spain – a region celebrated for its glorious climate, rich culture, and exceptional quality of life. Discover a haven where sophisticated living meets the tranquility of the coast, where luxury is not just an amenity but an inherent part of the experience, offering a truly unique and privileged existence.

Features: