

SOTOGRANDE MARINA

710,000 €

REFERENCE R5520100

# An Exquisite Renovation Opportunity: Your Bespoke Haven in Sotogrande Marina, Southern Spain

| 2 | 3 | 92 m² | 50 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Nestled within the prestigious embrace of Sotogrande Costa, a jewel of Southern Spain renowned for its understated elegance and tranquil atmosphere, lies an exceptional opportunity for the discerning buyer. This apartment, perfectly positioned on Avenida de la Marina, presents a rare chance to acquire a property in one of the Costa del Sol's most coveted and established residential areas. For those with a vision for bespoke luxury and a desire to craft their ideal home, this renovation project offers an unparalleled canvas.

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Sotogrande, a name synonymous with sophisticated living, extends its allure far beyond a mere location; it represents a lifestyle. From its world-class marina, a hub of yachting culture and vibrant social life, to its verdant landscapes dotted with championship golf courses, this exclusive enclave caters to those who appreciate privacy, luxury, and an active outdoor life. The strategic location in Southern Spain ensures a benevolent climate, allowing residents to enjoy the Mediterranean sunshine year-round, indulging in everything from sailing and polo to equestrian pursuits and exquisite dining experiences.

The property's address on Avenida de la Marina places it at the very heart of this vibrant community. Imagine stepping out your door to find yourself moments away from the bustling marina, where chic boutiques, gourmet restaurants, and charming cafes invite leisurely exploration. Beyond the immediate vicinity, the pristine beaches of Sotogrande offer serene escapes, while world-renowned golf courses like Valderrama, Real Club de Golf Sotogrande, and La Reserva beckon golf enthusiasts with their challenging greens and breathtaking views. Sotogrande's established international community further enhances its appeal, fostering a welcoming environment for residents from across the globe.

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This enticing apartment, situated on the second floor of a well-maintained building with convenient lift access, boasts a generous 92 $m^2$ of built area. Currently configured with two spacious bedrooms and three bathrooms, it offers a functional layout that serves as an ideal starting point for a comprehensive renovation. The existing structure provides a solid foundation, ready to be transformed into a contemporary masterpiece tailored precisely to your personal taste and lifestyle preferences. Envision open-plan living areas bathed in natural light, a gourmet kitchen equipped with state-of-the-art appliances, or luxurious en-suite bathrooms featuring premium finishes and fixtures.

The true potential of this property lies in its blank-canvas nature. For the luxury market, renovation is not merely about updating; it's about personalizing every detail to create a unique sanctuary. This apartment offers the freedom to implement bespoke design choices, from selecting the finest materials like natural stone, hardwoods, and designer tiles, to integrating smart home technology for ultimate comfort and efficiency. Whether your vision is for a sleek, minimalist aesthetic or a warm, inviting Mediterranean haven, the generous proportions of this apartment provide ample scope to realize your dreams, creating a truly exceptional residence that reflects your individual style.

Adding to the living experience, the property includes a private terrace and an additional balcony. These outdoor spaces are invaluable assets in the Mediterranean climate, offering perfect settings for al fresco dining, morning coffees, or simply unwinding with a refreshing drink as you soak in the tranquil surroundings. They provide a seamless extension of the interior living areas, allowing residents to fully embrace the outdoor lifestyle that defines Sotogrande.

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Beyond the confines of the apartment, residents benefit from an array of outstanding communal facilities designed to enhance well-being and leisure. These amenities elevate the living experience, offering the convenience and luxury of resort-style living right at your doorstep. Imagine starting your day with an invigorating swim in the shimmering outdoor swimming pool, a refreshing oasis surrounded by beautifully manicured gardens. For year-round aquatic enjoyment, a heated indoor swimming pool provides a perfect retreat, regardless of the weather, ensuring continuous opportunities for relaxation and exercise.

The meticulously landscaped communal gardens offer serene green spaces for strolls or quiet contemplation, providing a peaceful escape within the community. For those dedicated to health and fitness, a well-equipped gymnasium awaits, offering modern exercise equipment to support your wellness routine. After a workout or a long day, the private sauna provides a sanctuary for relaxation and rejuvenation, allowing you to unwind and detoxify in comfort. These superb facilities are not merely additions; they are integral components of the luxurious and convenient lifestyle offered by this exclusive residence, fostering a sense of community and providing unparalleled comfort.

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Sotogrande is particularly celebrated by buyers who seek a peaceful yet sophisticated residential environment, a wealth of outdoor activities, and the warmth of an established international community. This apartment is perfectly poised to deliver that unique blend. From

world-class polo at Santa María Polo Club to equestrian events, tennis and paddle academies, and a myriad of water sports available at the marina and beaches, there is an activity to suit every passion. The area also boasts excellent international schools, making it an ideal choice for families seeking a premium lifestyle and educational opportunities for their children.

This is more than just a property; it is an investment in a lifestyle of unparalleled quality and comfort. The opportunity to personalize a home in such a prestigious location, coupled with the added benefit of exceptional communal leisure facilities, makes this apartment an incredibly compelling proposition. Whether you envision a permanent residence, a luxurious holiday retreat, or a strategic rental investment, this property offers significant potential for appreciation and enjoyment. Seize this rare chance to create a truly bespoke living space in the heart of Sotogrande, a destination that truly embodies the pinnacle of Southern Spanish luxury living.

## Details

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| Reference | R5520100 | Property Type | Apartment |
| Status | Sale | Price | 710,000 € |
| Bedrooms | 2 | Bathrooms | 3 |
| Build size | 92 m² | Plot Size | – |
| Terrace | 50 m² | Parking places | by request |

## Features

Beachfront, Pool, Air conditioning, Sea views, Private garden, Lift, Alarm system, 24H Security, Parking