



LUXURY  
SOTOGRADE



For Sale 525,000 EUR Euros - Fantastic ground floor apartment for sale in La Marina



165 Sq Mtr



45 m2



3 Bedrooms



3 Bathrooms

Unique ground floor, east facing contemporary apartment on the Pez Barbero island in the Sotogrande Marina.

There are 3 large bedrooms with 3 en-suite bathrooms, as well as a guest WC in located in the entrance hall. In addition, there is a fully equipped kitchen, with an spacious living room and dining area.

The apartment gives way to a large covered terrace with spectacular views overlooking the impressive Marina, featuring its canals, yachts and waterside manicured gardens.

The apartment is in very good condition throughout. This apartment also features 2 parking spaces, a communal pool, marble floors, air conditioning, double glazing windows and 24-hour security.

Built in 2004. Located in very exclusive setting of the Sotogrande Costa with easy access to all amenities, such as the Sotogrande Marina, Santa Maria Polo, World-Class golf courses, international school, shops and the beach.

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## PROPERTY FEATURES

- Sea Views
- Air conditioning
- Close to international Golf course
- Close to International Polo Fields
- Close to Tennis Clubs
- Close to the Beach
- Swimming Pool (Communal)

## EXPENSES

- Terrace: 45 Sq Mtr
- Community fees: 407 Euros/month
- IBI: 812 Euros