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VIOLETT REALTY
EXCEPTIONAL PROPERTIES

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Apartment in Sotogrande

Reference: R5354473

Bedrooms: 4	Bathrooms: 4	M²: 300	Price: 1,585,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 31st October 2026

Overview:

In Sotogrande, right on the frontline of the bay's promenade, a unique opportunity unfolds—one that will never happen again. Further construction here is strictly forbidden; this duplex is the final bastion of privacy at the very edge of the sea. And it waits for someone who understands the value not just of square meters, but of true aquatic freedom.

Externally, the house is modest, even ascetic—it does not compete with nature, but serves as its backdrop. The entire Mediterranean palette unfolds around it: the vibrant facades of neighboring houses framing the bay create a lively, sunny atmosphere. Yet the true beauty of this place lies in two elements: the endless sky overhead and the glassy mirror of the bay at your doorstep. There are no mountains to conquer here; there is only the sea, inviting you in.

The duplex’s layout is tailored to the centimeter: 350 square meters of space, with four en-suite bedrooms ensuring that every family member and guest enjoys their own personal sanctuary. A spacious 50-meter terrace is not just a balcony, but a fully-fledged open-air living room. Right beside it lies a private pool, where you can swim while watching passing yachts, wrapped in complete privacy.

The crown jewel of this home is a shaded garden that leads directly to your private berth. You do not go to the sea—the sea comes to you. You don't hunt for parking at the marina; you simply walk down the leaf-dappled path, untie your boat, and head out into the open water. This is not an exclusive luxury for the few; it is a lifestyle accessible to those who arrived at the right moment.

Most importantly, it features absolutely every amenity of a full-scale villa: a private pool, a secluded garden, direct dock access, and terraces on every level. Yet, it comes without the headache of maintaining a massive estate. Common charges and home upkeep are significantly lower, while the quality of life is on a whole different level. You gain status, freedom, and peace of mind, without overpaying for empty air or redundant halls.

There will never be another duplex with this exact combination of features. Construction is banned, nature is preserved, and the chance to become the master of this corner is truly unique. This is a home where practicality meets a dream. Where every day begins with the water and ends with the sunset over the bay. And it can be bought. But only right now.

Features:

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