



## APARTMÁN VE STŘEDNÍM PATŘE 2 LOŽNICE

📍 Sotogrande Marina

**REF# R4847722 – 520.000€**

IBI

640 €/YEAR

Garbage

53 €/YEAR

Community

4200 €/YEAR



2

Ložnice



2.5

Koupelny



188 m<sup>2</sup>

Built



56 m<sup>2</sup>

Terrace

Two bedroom apartment in the prestigious urbanization Ribera del Marlin. This apartment in the heart of the marina is distributed in:

Day area, in which we find a kitchen equipped with SMEG appliances, connected on one side to a utility room overlooking a wide green area and on the other side, passing through wooden doors from floor to ceiling, a living room with a large accordion window that offers continuity to its terrace with sea views, in addition to natural light all day.

In the night area you will have two en-suite bedrooms that also enjoy large windows accompanied by spectacular views of both the marine and a panoramic green area that at night disappear after the automatic blinds equipped in both bedrooms, controlled by a central domotic system, which also provides alarm, flood sensor and light control.

All this within an urbanization equipped with 3 communal swimming pools, one of them covered and heated, in addition to Turkish bath, sauna, gym and common areas where the use of natural materials such as stones, woods and lots of vegetation stand out. You will walk through a bridge that points of light illuminate the way to dusk, creating a magical atmosphere. Surrounded by plants and flowers, where the murmur of the water and the breadth invite calm and contemplation as you return to dinner from one of the restaurants located in the boulevard that you will find at the foot of the urbanization.

