# Exclusive 2-Bedroom Apartment in Puerto de Sotogrande with Direct Access to Yacht Berth

# 590.000€

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**Sotogrande Puerto** **Apartments**

 **2**  **3**  **172 m2**

Exclusive two-bedroom apartment distributed over two floors, located in one of the most prestigious areas of **Puerto de Sotogrande**, directly on the canal and offering **direct access to a private yacht berth**.

The property features a comfortable and functional layout, together with magnificent canal views from virtually all of the main living areas.

The upper floor comprises **two spacious bedrooms**, each with its own **en-suite bathroom**. Both bedrooms have direct access to a large balcony overlooking the canal — the perfect place to enjoy your morning coffee, relax or watch the yachts passing by.

The lower floor features a bright living room with **direct access to a private garden**. The living room also enjoys beautiful views of the canal and provides an ideal space for relaxing, enjoying family meals or entertaining guests.

One of the property's main highlights is its **direct access from the apartment to the yacht berth**, making it particularly attractive to boat owners and those looking for an authentic waterfront lifestyle.

The property also includes a **private garage and storage room**, providing additional convenience and valuable storage space.

## Key Features

- 2 bedrooms
- 2 floors
- 2 bathrooms, one for each bedroom
- Large balcony with access from both bedrooms
- Private garden with direct access from the living room
- Canal views from both bedrooms and the living room
- Direct access to the yacht berth
- Private garage
- Storage room
- Prime location in Puerto de Sotogrande
- Ideal as a permanent residence, holiday home or investment

A property designed for those who appreciate **privacy, comfort and an exceptional waterfront lifestyle**.

The unique possibility of stepping directly from your home onto your own yacht makes this a **particularly exclusive and rare opportunity in Sotogrande**.

- A/C
- Marble Flooring
- Fitted Kitchen
- Fitted Wardrobes
- Furnished
- Electric Blinds
- Storage
- Communal Garden
- Communal Pool
- Close To Beach
- Close To Port
- Sea Views
- Panoramic Views
- Terrace
- Balcony



























































































