



Excellent 2 Bed Apartment For Sale in El Puerto de Santa María Cadiz



Info Agente

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Specialties:	
Property Type:	Apartments
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Languages:	English
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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 190,555

Ubicación

País:	España
Código postal:	11500
Publicado:	09/02/2026

Descripción:

Excellent 2 Bed Apartment For Sale in El Puerto de Santa María Cadiz Spain

Esales Property ID: es5554936

Plaza Cristóbal Colón 2
Bajo D
El Puerto de Santa María
Cádiz
11500
Spain

Collector's Item: Renovated 18th-Century Gem in El Puerto de Santa María

Premium Location | Exclusive Community | Turnkey Ready

In the soul of the prestigious historic center of El Puerto de Santa María, this exceptional ground-floor apartment offers a rare opportunity to own a piece of Spanish history without sacrificing modern luxury.



Housed within a majestic eighteenth-century stately estate, the property underwent a meticulous, comprehensive renovation in 2012. The result is a home that balances solid, historic character with the seamless efficiency of a 21st-century build.

Part of an intimate, private community of only four neighbors, this is a residence defined by exclusivity and peace of mind. With no pending structural work and a turnkey interior, it is truly a 'collector's item' for the discerning buyer.

The Space: Light, Height, and Historic Character

Stepping into the apartment, you are immediately struck by the sense of volume and grandeur. The property boasts impressive ceilings exceeding 3 meters, featuring carefully restored original wooden beams that serve as a rustic counterpoint to the polished white marble floors that flow throughout.

The layout is intelligently designed to maximize every square meter:

- * **Open-Concept Living:** The heart of the home integrates the living room, dining room, and a fully equipped kitchen. A classic balcony provides natural light and refreshing cross-ventilation.
- * **Double Bedrooms:** Two spacious double bedrooms offer versatile retreats with ample storage potential.
- * **Functional Luxury:** A modern bathroom with a walk-in shower is complemented by a high-utility laundry and storage closet—an essential feature for organized urban living.

Technical Excellence and Modern Comfort

While the facade evokes the 1700s, the technical specifications are entirely contemporary. Unlike many historic properties, this home is optimized for energy efficiency and comfort:

- * **Insulation:** High-end aluminum carpentry with Thermal Break (RPT) and Climalit glass ensures total thermal and acoustic serenity.
- * **Security:** Elegant iron security lattices allow you to leave windows open for the sea breeze while maintaining absolute safety.
- * **Climate Control:** Complete pre-installation for Air Conditioning (Hot/Cold) throughout.

Detailed Floor Area:

- * **Total Built Area:** 63.55 m²
- * **Living Room:** 14.6 m² | **Kitchen-Dining:** 9 m²
- * **Bedroom 1:** 9.7 m² | **Bedroom 2:** 7.6 m²
- * **Bathroom:** 4.02 m² | **Laundry/Storage:** 1.24 m²

Strategic Connectivity: The Heart of the Bay

Living here puts the best of Andalusia at your doorstep. Within a 10-minute walk, you'll find the Bay's finest gastronomy, local markets, and boutique shopping.



- * **The Sea:** A 15-minute stroll leads to Playa de la Puntilla, while the exclusive enclaves of Vistahermosa and Las Redes are just a short drive away.
- * **Global Access:** The high-speed train (AVE) station is less than 1 km away, connecting you to Seville in 1 hour and Madrid in 3 hours 40 minutes.
- * **Maritime Charm:** The Catamaran terminal is a 5-minute walk, offering a scenic 30-minute ferry ride to the heart of Cádiz.
- * **Airports & Leisure:** Jerez Airport is reachable in 25 minutes. For golfers, premier courses like Sherry Golf and Villanueva Golf & Croquet are within a 20-minute radius.

A Smart Investment

With remarkably low community fees of only €45/month, this property is as financially sound as it is beautiful. Whether you are seeking a luxury primary residence, a sophisticated holiday home, or a high-yield investment (catering to the national tourist market or the Rota naval base), this apartment represents a secure asset in a high-demand location.

Experience the perfect blend of 1700s elegance and modern living. This is more than an apartment; it is a legacy.

ABOUT THE AREA

El Puerto de Santa María, nestled in the heart of the Bay of Cádiz, is a city where history and coastal beauty collide. Known as the 'City of a Hundred Palaces,' its streets are lined with stunning eighteenth-century architecture, reflecting its past as a vital hub for trade with the New World. Today, it maintains a sophisticated yet relaxed Andalusian atmosphere, where grand stone facades sit alongside vibrant plazas filled with orange trees and the scent of the Atlantic.

The city is perhaps most famous for being a cornerstone of the Sherry Triangle. It is home to world-renowned wineries, or bodegas, such as Osborne and Caballero, where the region's unique Fino and Amontillado wines are aged in cathedral-like cellars. This rich viticulture is mirrored by a world-class culinary scene, ranging from traditional fried fish stalls (freidores) to Michelin-starred dining, making it a true pilgrimage site for food and wine lovers.

Beyond its urban heritage, El Puerto boasts some of the finest coastlines in Southern Spain. From the pine-fringed golden sands of Playa de la Puntilla to the exclusive, wind-sculpted shores of Vistahermosa, the city offers a diverse beach experience. Its modern marina, Puerto Sherry, serves as a hub for sailing and water sports, while the iconic orange catamaran ferry provides a scenic, 30-minute shortcut across the turquoise bay to the ancient city of Cádiz.

Accessibility is one of the city's greatest strengths, making it a convenient base for exploring the region. It is exceptionally well-connected by high-speed rail to Seville and Madrid, and for international travelers, the nearest airport is Jerez Airport (XRY), located just a 20-to-25-minute drive away. This proximity, combined with the nearby Seville and Gibraltar airports, ensures that this coastal gem remains easily reachable from anywhere in the world.



MAiN FEATURES:

- * 64m2 of living space
- * 2 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Spain
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Común

Dormitorios:	2
Pies cuadrados terminados:	64 m2
Tamaño del lote:	64 m2

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.158.971

