

# Ground Floor Apartment for sale in San Luis de Sabinillas, Manilva

249,950 €

Reference: R4853917 Bedrooms: 2 Bathrooms: 2 Build Size: 80m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Fully Furnished 2-Bedroom Ground Floor Apartment – Residencial Duquesa 1, San Luis de Sabinillas

This beautifully refurbished 2-bedroom, 2-bathroom apartment is located in the secure, gated community of Residencial Duquesa 1. Sold fully furnished, the apartment features a spacious, sunlit terrace, private underground parking, and a storage room. It also includes air conditioning for year-round comfort.

The community offers well-maintained amenities, including a large swimming pool and a paddle court. Across the street is a peaceful park with basketball courts, play areas for children, and spaces for walking your dog.

Conveniently located, the apartment is just a 10-minute walk to the beach and close to schools, beach clubs, supermarkets, pharmacies, and restaurants. Quick access to the A7 also makes nearby cities like Estepona, Marbella, and Sotogrande easily reachable.

This is the perfect home for both convenience and relaxation!

## Features:

### Features

Covered Terrace

Lift

Private Terrace

Storage Room

Ensuite Bathroom

Marble Flooring

Fitted Wardrobes

WiFi

Paddle Tennis

Barbeque

Access for people with reduced mobility

### Setting

Close To Golf

Urbanisation

Close To Sea

Close To Shops

Close To Town

Close To Schools

Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

Safe

### Climate Control

Air Conditioning

Central Heating

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground

Garage

Private

### Views

Garden

Pool

### Pool

Communal

### Garden

Private

Easy Maintenance

### Utilities

Electricity

Solar water heating