

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

294,000 €

Reference: R4929469 Bedrooms: 3 Bathrooms: 2 Build Size: 115m<sup>2</sup> Terrace: 19m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

This spacious apartment is located in Sabinillas, Manilva, an area known for its proximity to the sea and its tranquil atmosphere. With a built area of 115m<sup>2</sup> and 2 terraces with sea views, this property offers a perfect balance between comfort and functionality. Situated close to services, transportation, shops, restaurants, and schools, it is ideal for those seeking a strategic location without sacrificing the tranquility of a residential environment.

The apartment features a bright and well-distributed living room with marble floors that add an elegant touch and are easy to maintain. From the living room, there is direct access to an elongated private terrace, perfect for enjoying urban and sea views or simply relaxing outdoors. The kitchen is separate, with parallel-arranged cabinets, and has access to a private balcony, also with sea views. The daytime area includes a bathroom with a shower. A hallway leads to the nighttime area, where the 3 bedrooms are located, all with built-in wardrobes and sea views. The master bedroom also has access to the main terrace, which connects it to the living room. In this part of the property, there is a second bathroom, spacious and equipped with a bathtub.

The property is equipped with individual air conditioning, double glazing, and a reinforced door, ensuring comfort and peace of mind at all times. The apartment is part of a gated community with an elevator, secure entrance, and communal areas featuring mature gardens and a swimming pool for adults and another for children, ideal for enjoying sunny days. The price also includes a parking bay in the communal underground garage.

Its proximity to the beach and various amenities makes this apartment a practical and attractive option for living or investing. Right at the building's doorstep, there is a charming park with a children's play area. Just a few steps away, you will find the town center and all the necessary services and shops for a comfortable life, and in only a 5-minute walk, you will reach the promenade, where you will find numerous charming restaurants and a wide beach with fine golden sand.

## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Urban

### Pool

Communal

### Parking

Communal

### Orientation

South East

### Setting

Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted  
Partially Fitted

### Climate Control

Air Conditioning

### Condition

Good

### Garden

Communal