



## Apartamento Planta Media en venta en San Luis de Sabinillas, Manilva

250.000 €

Referencia: R5045977    Dormitorios: 2    Baños: 2    Construido: 82m<sup>2</sup>    Terraza: 7m<sup>2</sup>





---

## Costa del Sol, San Luis de Sabinillas

Charming 2-Bedroom Apartment in a Frontline Beach Urbanization in San Luis de Sabinillas Just steps from the sea, this cozy 2-bedroom, 2-bathroom apartment in San Luis de Sabinillas perfectly combines comfort, coastal lifestyle, and everyday practicality. Located in a private urbanization on the frontline of the beach, it offers direct access to the promenade without the need to cross any roads—an ideal setting to enjoy the Mediterranean with total convenience and safety. The property offers 82m<sup>2</sup> of well-utilized space. The bright and spacious living-dining room opens onto a private terrace with urban and mountain views. Large windows flood the space with natural light, creating a warm and welcoming atmosphere throughout the day. The independent kitchen is fully equipped with modern appliances and offers plenty of storage. Adjacent to it, the current utility room presents the opportunity to be transformed into a small outdoor nook—perfect for enjoying a morning coffee with a view. Both bedrooms are generously sized and feature built-in wardrobes. The master bedroom has an en-suite bathroom, while the second full bathroom is ideal for guests or everyday use. The layout is functional and well-suited both for year-round living and for seaside getaways. The property includes an underground parking space, adding to the overall convenience. The gated urbanization offers excellent communal facilities: beautifully maintained gardens, padel courts, and an impressive swimming pool with a 450m<sup>2</sup> water surface area, as well as a separate children's pool. Security is ensured with 24-hour surveillance and security cameras throughout the complex. The location is unbeatable. All essential services—supermarkets, shops, cafés, and restaurants—are within a five-minute walk. In just ten minutes on foot, you can reach La Duquesa Marina, known for its lively atmosphere, seafront dining, and local charm. The property also enjoys excellent access to the A-7 motorway and public transport, making it easy to reach Estepona, Sotogrande, Marbella, and Gibraltar. Whether as a main residence, holiday home, or investment, this apartment offers a unique combination of prime beachfront location, comfort, and quality of life. Don't miss the opportunity to view it. Contact us today to schedule a visit.



## Características:

### Características

Terraza

Transporte cercano

Terraza

Baño privado

Piso de mármol

Armarios ajustados

Tenis de remo

Sala de servicios

### Posición

Área comercial

Junto a la playa

Cerca del puerto

Urbanización

Cerca del mar

Cerca de las tiendas

Cerca de las escuelas

Frente a la playa

Ciudad

### Muebles

Sin Amueblar

### Seguridad

Complejo cerrado

Seguridad de 24 horas

### Categoría

Casas de vacaciones

Reventa

### Orientación

Sur

### Estado

Excelente

### Cocina

Parcialmente equipado

### Aparcamiento

Parking Subterráneo

### Vistas

Vistas Urbanas

### Piscina

Comunal

### Jardin

Comunal

### Servicios Públicos

Gas