



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

225,000 €

Reference: R5103565 Bedrooms: 3 Bathrooms: 1 Build Size: 89m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

**\*Charming 3-Bedroom in Beachside Apartment in San Luis de Sabinillas\*** This 3-bedroom, 1-bathroom apartment in San Luis de Sabinillas is perfectly positioned just metres from the sea the promenade – convenience to all amenities including bars, restaurants, shops and supermarkets. The property boasts 89 m<sup>2</sup> of living space. A bright and spacious living-dining area opens onto a small terrace. Thanks to large windows, the interior is filled with natural light, creating a warm and welcoming atmosphere throughout the day. The independent kitchen is fully equipped with a utility room with plenty of storage space. The 3 bedrooms are generously sized and include built-in wardrobes. The layout is practical and comfortable for year-round living or as a holiday home. The community also has a pool. In just ten minutes on foot, you can reach La Duquesa Marina. The apartment also offers excellent connections to the A-7 motorway and public transport, with easy access to Estepona, Sotogrande, Marbella, and Gibraltar.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina  
Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
Entry Phone  
Safe

### Category

Bargain  
Cheap  
Resale

### Orientation

South

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street

### Energy Rating

B

### Views

Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### CO2 Emission Rating

B