



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

323.000 €

Referencia: R5190199 Dormitorios: 3 Baños: 2 Terreno: 20m<sup>2</sup> Construido: 154m<sup>2</sup> Terraza: 22m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Elegant Furnished 3-Bedroom Ground-Floor Apartment in Prestigious Coto Real, Manilva – Southeast-Facing with Stunning Views, Multiple Pools, and Immediate Move-In!

Seize this exceptional opportunity to own a sophisticated, fully furnished apartment in the exclusive gated community of Coto Real, nestled in the rolling hills of Manilva on the Costa del Sol. Priced at €335,000, this 3-bedroom, 2-bathroom ground-floor gem is ready for immediate occupancy, offering a seamless blend of modern comfort and Mediterranean charm. With a southeast orientation for optimal light and warmth, it's perfect as a permanent residence, holiday escape, or savvy investment in this highly desirable urbanisation known for its serene setting and proximity to La Duquesa Golf and vibrant marinas.

Key Features:

**Spacious Open-Plan Living:** Bright living-dining room ideal for relaxation or entertaining, flowing effortlessly to a generous 47 m<sup>2</sup> terrace with a porch – perfect for al fresco moments.

**Comfortable Bedrooms:** Three well-appointed bedrooms (one en-suite) for ample privacy and space.

**Modern Kitchen:** Fully equipped for culinary delights, with high-quality appliances and thoughtful design.

**Community Amenities:** Access to several communal swimming pools, lush tropical gardens, and paddle tennis courts in this secure, family-friendly complex.

**Convenient Extras:** Covered parking space, storage room (trastero), and full central air conditioning for year-round comfort.

**Tasteful Furnishings:** Sold completely furnished and move-in ready, ensuring hassle-free living from day one.

**Prime Location:** Enjoy the best of the Costa del Sol with schools, supermarkets, shops, beauty salons, beaches, and essential services all within walking distance. The lively amenities of Sabinillas and Puerto de la Duquesa – including international restaurants, cafés, and marinas – are just minutes away, while Estepona and Gibraltar are a short drive for further exploration. Surrounded by golf courses and natural beauty, this spot offers tranquillity with easy A7 motorway access.

This apartment represents outstanding value in a coveted community – contact us today to arrange a viewing and make it yours!



## Características:

### Características

Terraza  
Elevar  
Terraza  
Trastero  
Baño privado  
Piso de mármol  
Doble acristalamiento  
Armarios ajustados  
Pista de tenis  
Sala de servicios  
Fibra óptica

### Vistas

Montaña  
País  
Jardín  
Piscina  
Patio

### Piscina

Comunal  
Piscina para niños

### Jardín

Comunal

### Orientación

Este  
Sur

### Posición

Cerca del golf  
Cerca del puerto  
Urbanización  
Cerca del mar  
Cerca de las tiendas  
Cerca de la ciudad  
Cerca de las escuelas

### Muebles

Completamente Amueblada

### Seguridad

Complejo cerrado  
Sistema de alarma  
Teléfono de entrada

### Climatización

Aire acondicionado  
A/C pre instalado  
Fría de aire acondicionado  
A/C caliente

### Estado

Excelente

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Cochera  
Párking Privado  
Párking Cubierto