



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

750,000 €

Reference: R5255581 Bedrooms: 3 Bathrooms: 2 Plot Size: 170m<sup>2</sup> Build Size: 115m<sup>2</sup> Terrace: 167m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Beachfront Ground Floor Apartment for Sale in La Noria, San Luis de Sabinillas

Discover an exceptional beachfront ground floor apartment for sale in La Noria, San Luis de Sabinillas, offering a rare combination of space, privacy, and direct access to the Mediterranean.

This unique property boasts an impressive 167 m<sup>2</sup> terrace and a 170 m<sup>2</sup> private garden, creating an extraordinary outdoor living area ideal for relaxing, entertaining, and enjoying the Costa del Sol sunshine from morning until sunset while taking in beautiful sea views.

Perfectly positioned on the frontline of the beach, the apartment enjoys direct access to the promenade and sandy shoreline, while being just one minute's walk from the vibrant commercial centre of Sabinillas, where you will find a wide range of shops, restaurants, cafés, and everyday amenities.

Designed to maximise natural light and comfort, the home offers a bright and welcoming atmosphere, combining indoor and outdoor living with privacy and a true Mediterranean lifestyle.

The property is located within a secure gated community featuring excellent communal facilities including:

Swimming pools

Paddle tennis courts

Children's play area

24-hour security

Its strategic location places you just minutes from Estepona and Sotogrande, as well as several renowned golf courses, making it ideal both as a permanent residence, holiday home, or rental investment.

For added convenience, the property also includes a private garage space and storage room.

A rare opportunity to own a spacious beachfront home with exceptional outdoor space in one of the most convenient locations on the Costa del Sol.

Viewing is highly recommended.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Games Room  
Paddle Tennis  
Utility Room  
Barbeque  
Restaurant On Site  
Courtesy Bus  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Orientation

East  
South  
South East

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Views

Sea  
Panoramic  
Garden  
Pool  
Beach  
Courtyard

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Village  
Close To Forest  
Close To Marina  
Front Line Beach Complex

### Condition

Excellent

### Pool

Communal  
Room for Pool  
Children`s Pool

### Furniture

Optional

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
Entry Phone

### Parking

Underground  
Garage  
Private



**Utilities**

Electricity

Drinkable Water

Telephone

**Category**

Holiday Homes

Investment

Beachfront

Luxury

Resale

Covered

Open

Street

Communal