



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

179,000 €

Reference: R5324557 Bathrooms: 1 Build Size: 43m<sup>2</sup> Terrace: 3m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Bright Studio Apartment in the Heart of Sabinillas – Minutes to Beach & Promenade, Manilva

Magnificent studio in the very centre of San Luis de Sabinillas, just a short walk from the seafront promenade and sandy beach. Unbeatable central location with incredible views – ideal as a smart investment or holiday home.

This bright east-facing studio offers excellent potential: possibility to create an independent bedroom area. Features a fully equipped kitchen, separate laundry area, large modern bathroom, and a terrace with stunning panoramic views.

### Key Features

43 m<sup>2</sup> built | 37 m<sup>2</sup> useful

Open-plan studio (adaptable to 1 bedroom)

1 spacious bathroom

Terrace/balcony with incredible views

Marble flooring throughout

Fitted wardrobes

East orientation – morning sun and natural light

Fully adapted for reduced mobility (access & home)

3rd floor exterior with lift

### Community Amenities

Communal swimming pool

Beautiful landscaped gardens

### Prime Location

In the heart of Sabinillas: supermarkets, restaurants, pharmacies and services at your doorstep. Just minutes' walk to the beach promenade, chiringuitos and the lively coastal vibe. Quick access to La Duquesa marina, Estepona (10 min drive) and Sotogrande.

Perfect investment opportunity in a high-demand beachside area – viewing highly recommended!



## Features:

### Features

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

### Orientation

East

### Views

Sea  
Panoramic  
Garden  
Pool  
Courtyard  
Urban

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Condition

Excellent

### Pool

Communal

### Furniture

Not Furnished

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex

### Parking

Street