



# Studie på midterste etage til salg i San Luis de Sabinillas, Manilva

178.000 €

Reference: R5325373    Badeværelser: 1    Byg Størrelse: 40m<sup>2</sup>    Terrasse: 4m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Studio Apartment with Great Potential in the Heart of Sabinillas, Just Minutes from the Beach

Magnificent property located in the very center of Sabinillas, in a privileged location that allows you to enjoy all essential services within walking distance: supermarkets, restaurants, shops, and, most importantly, the promenade and the beach just a few minutes away on foot. An excellent opportunity both as an investment and for those seeking a practical home on the Costa del Sol.

The property is distributed in a bright open-plan living space with access to a pleasant terrace offering open views, providing a great sense of space and natural light. In addition, there is the possibility of redesigning the layout to create a separate bedroom, significantly increasing both its functionality and value.

The apartment features a fully equipped kitchen, a separate laundry area, and a spacious bathroom—features that are uncommon in many studio properties and which add extra comfort for everyday living.

Located on the third floor of an exterior-facing building with a lift, the property is part of a residential complex that offers a swimming pool and landscaped gardens. The building also provides adapted access for people with reduced mobility.

A property with a strategic location, excellent natural light, and strong renovation potential, making it perfect for holiday rentals, a second home, or a solid investment in one of the most sought-after areas of the Costa del Sol.

### Key Features

40 m<sup>2</sup> built (37 m<sup>2</sup> usable)

Studio layout (possibility to create a separate bedroom)

1 spacious bathroom

Terrace and balcony with open views

Kitchen with separate laundry area

Built-in wardrobes

East-facing orientation

Third floor, exterior, with lift

Residential complex with swimming pool and gardens

Adapted access for people with reduced mobility

Second-hand property with renovation potential



## Funktioner:

### Funktioner

Elevator  
Privat terrasse  
Marmorgulve  
Monterede garderober  
Værktøjsrum

### Orientering

Øst

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Land  
Skov  
Gade

### Indstilling

Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på skoler  
Landsby

### Tilstand

God

### Pool

Kommunal

### Møbel

Ikke møbleret

### Køkken

Fuldt monteret

### Have

Kommunal