



# Ático en venta en San Luis de Sabinillas, Manilva

233.000 €

Referencia: R5333368    Dormitorios: 1    Baños: 1    Construído: 62m<sup>2</sup>    Terraza: 40m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Unique Penthouse with Dual Terraces & Sea Views – Sabinillas Sol, San Luis de Sabinillas, Manilva

Situated just metres from the beach in the prestigious gated urbanisation of Sabinillas Sol on the famous Costa del Sol, this bright and unique penthouse offers two large terraces (approx. 20 m<sup>2</sup> each) with stunning sea views – one north-facing and one south-facing.

The master bedroom opens directly onto the south terrace and features a modern en-suite bathroom with walk-in shower. The open-plan lounge and kitchen enjoy patio doors leading to the north terrace, creating a wonderful indoor-outdoor living space.

### Key Features

Bright and spacious penthouse layout

1 large bedroom with en-suite walk-in shower

Modern fully equipped kitchen (all white goods except dishwasher)

Split-unit air conditioning in lounge and bedroom + ceiling fan lights

Two generous terraces (north & south) with sea views

Lift access directly to the garage

Part furnished and in excellent condition

Fibre optic internet connected

### Urbanisation & Location

Gated complex with excellent security record and video entry system

Large communal swimming pool with lifeguard in summer

Just 100 metres walk to the beach promenade

Shops, supermarkets, tapas bars and restaurants within easy walking distance

15-minute stroll along the promenade to the vibrant La Duquesa Marina

The garage is equipped with security cameras and key-fob operated electric door. The parking space is only 10 metres from the lift and has a potential resale value in excess of €20,000 or rental income of €60 per month.

A rare opportunity to own a turnkey penthouse in a prime beachfront location with dual terraces and sea views – perfect for living or investment.

Viewing highly recommended – contact us today to arrange a private viewing!



## Características:

### Características

Terraza  
Elevar  
Transporte cercano  
Terraza  
Trastero  
Doble acristalamiento  
Armarios ajustados  
Solárium  
Wifi  
Sala de servicios  
Cerca de la iglesia  
Fibra óptica  
Acceso para personas con movilidad reducida

### Vistas

Mar  
Montaña  
Vistas Panorámicas  
Jardín  
Playa  
Puerto  
Patio  
Vistas Urbanas  
Calle

### Piscina

Comunal

### Jardín

Comunal

### Orientación

Sur

### Posición

Área comercial  
Junto a la playa  
Cerca del golf  
Cerca del puerto  
Urbanización  
Cerca del mar  
Cerca de las tiendas  
Cerca de la ciudad  
Cerca de las escuelas  
Frente a la playa  
Cerca de Marina

### Muebles

Completamente Amueblada

### Seguridad

Complejo cerrado  
Sistema de alarma

### Climatización

Aire acondicionado  
Fría de aire acondicionado  
A/C caliente

### Estado

Excelente  
Renovado Recientemente  
Reformado Recientemente

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Cochera  
Párking Privado  
Párking Cubierto