



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

**230,000 €**

Reference: R5248624    Bedrooms: 1    Bathrooms: 1    Build Size: 74m<sup>2</sup>    Terrace: 24m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

Discover this charming one-bedroom apartment in the vibrant coastal town of San Luis de Sabinillas, Manilva, on the sun-drenched Costa del Sol – a serene haven blending authentic Andalusian charm with modern conveniences, renowned for its unspoilt beaches like Playa de Sabinillas with calm waters and dark sands, and proximity to over 70 golf courses in the region, including La Duquesa. This emerging market area offers strong investment potential, with property prices averaging €3,475/m<sup>2</sup> and an 8.9% increase in home sales from 2023-2024, attracting buyers seeking capital appreciation and rental yields of 5-6%. Nestled near essential amenities like the Mercadona supermarket, pharmacies, schools, and public transport, it's just minutes from the lively Puerto de la Duquesa marina with international restaurants, and a short drive to Estepona's historic old town or Sotogrande's upscale vibe via the A-7 – ideal for those embracing over 300 sunny days a year in this expat-friendly locale. Spanning 74 m<sup>2</sup> of built space on the first floor with convenient lift access, this impeccably maintained residence boasts a bright, functional layout: one spacious bedroom with fitted wardrobes, a modern bathroom, a generous living-dining room, a fully equipped kitchen, and a 24 m<sup>2</sup> terrace perfect for al fresco relaxation amid coastal breezes. Premium touches include individual electric heating and air conditioning, ensuring year-round comfort. The garage space is included, adding everyday practicality. This second-hand property in excellent condition is ready for immediate enjoyment or as a lucrative investment with strong rental potential in Manilva's booming 2025 market. Contact us today to arrange a viewing and secure your slice of paradise!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
Near Church  
Fiber Optic

### Views

Garden  
Street

### Furniture

Optional

### Security

Gated Complex

### Orientation

North

### Setting

Close To Golf  
Close To Sea  
Close To Town  
Village  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
Communal

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal