



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

**179.000 €**

Referenz: R5324557    Badezimmer: 1    Garten: 43m<sup>2</sup>    Terrasse: 3m<sup>2</sup>





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## 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!



## Eigenschaften:

### Merkmale

Aufzug

In der Nähe des Transports

Marmorböden

Doppelverglasung

Einstellungsschränke

W-lan

Versorgungsraum

In der Nähe der Kirche

Glasfaser

Zugang für Menschen mit reduzierter

Mobilität

### Einstellung

Gewerbegebiet

Strand

In der Nähe von Golf

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

In der Nähe von Marina

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex

### Orientierung

Ost

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Straße

### Ansichten

Meer

Panorama

Garten

Pool

Hof

Urban

### Pool

Gemeinschaft

### Garten

Gemeinschaft