



## Middle Floor Apartment in San Luis de Sabinillas

Bedrooms **3** Bathrooms **2** Built **115m<sup>2</sup>** Terrace **19m<sup>2</sup>**

**R4930669**

**Middle Floor  
Apartment**

**San Luis de  
Sabinillas**

**279.000€**

This spacious apartment is located in Sabinillas, Manilva, an area known for its proximity to the sea and its tranquil atmosphere. With a built area of 115m<sup>2</sup> and 2 terraces with sea views, this property offers a perfect balance between comfort and functionality. Situated close to amenities, transport, shops, restaurants, and schools, it is ideal for those seeking a strategic location without giving up the tranquility of a residential environment. The apartment features a bright and well-distributed living room with marble floors that add an elegant touch and are easy to maintain. From the living room, there is direct access to a private elongated terrace, perfect for enjoying urban and sea views or simply relaxing outdoors. The kitchen is separate with parallel-arranged cabinets and has access to a private balcony, also with sea views. The daytime area includes a bathroom with a shower. A hallway leads to the nighttime area where the 3 bedrooms are located, all with built-in wardrobes and sea views. The master bedroom also has access to the main terrace, which connects it to the living room. In this part of the property, there is a second bathroom, spacious and with a bathtub. The property is equipped with individual air conditioning, double glazing, and a reinforced door, ensuring comfort and peace of mind at all times. The apartment is part of a gated community with an elevator, secure entrance, and communal area with mature gardens and a swimming pool for adults and another for children, ideal for enjoying sunny days. A parking spot in the communal

underground garage is included in the price. Its proximity to the beach and various amenities makes this apartment a practical and attractive option for living or investing. Right at the building's doorstep, there is a charming park with a children's play area. Just a few steps away, you will find the town center and all the necessary services and shops for a comfortable life, and in just a 5-minute walk, you will reach the promenade where you will find numerous charming restaurants and a wide beach with fine golden sand.

Double Glazing  
Lift  
Private Terrace

Double Glazing  
Marble Flooring

Fitted Wardrobes  
Near Transport