

# ALL IN

## real estates



### Middle Floor Apartment in San Luis de Sabinillas

Bedrooms **1** Bathrooms **1** Built **60m2** Terrace **16m2**

**R5040328**

**Middle Floor  
Apartment**

**San Luis de  
Sabinillas**

**199.990€**

Bright Apartment with Large Terrace, Pool, Parking, and Sea Views in Sabinillas Unique opportunity in Sabinillas! Beautiful exterior apartment for sale with a large 16 m<sup>2</sup> south-facing terrace offering sea views. Located in a very safe area, opposite the Civil Guard barracks, ensuring tranquility, security, and the certainty that no new buildings will be built in front of it. The apartment comes fully furnished and equipped, ready to move into or rent from day one. It features a communal pool, private parking space, and hot/cold air conditioning in the living-dining room and kitchen. Ideal as a primary residence, second home, or investment, as it has operated for 12 years as a highly profitable business with demonstrable income of €12,000/year: €6,000 from September to June rented to teachers. €6,000 in the summer through vacation rentals (€110/day for approximately 50 days). Ability to explain the business model to the buyer to ensure its continuity and success. Reason for sale: relocation for personal reasons. Features: • 1 bedroom • 1 bathroom • Living-dining room • Kitchen equipped with appliances and kitchenware • Television included • 16 m<sup>2</sup> terrace with sea views • Private parking space • Air conditioning hot/cold in living-dining-kitchen • Communal pool Location and distances: • Beach: 6-minute walk • Marina: 8-minute walk • Schools: 3-6 minutes walk • Mercadona (opposite the building): 1 minute walk • Bus stop: 3 minutes walk Ideal for: ?? Investors looking for high returns from the first Day ?? Couples or individuals

who value security, tranquility, and proximity to amenities ?? Second home by the sea.

Covered Terrace  
Fitted Wardrobes  
Private Terrace

Covered Terrace  
Lift

Double Glazing  
Marble Flooring