ALL IN real estates








Middle Floor Apartment in San Luis de Sabinillas

Bedrooms	4	Bathrooms	2	Built	120m2	Terrace	7m2

R5231527	Middle Floor Apartment	San Luis de Sabinillas	295.000€

Discover this spacious and luminous apartment in the heart of San Luis de Sabinillas, Manilva, on the sun-drenched Costa del Sol—a charming coastal village blending authentic Andalusian vibes with modern conveniences, just steps from the golden sands of Sabinillas Beach and the lively Puerto de la Duquesa marina. This central location offers effortless access to supermarkets like Mercadona, pharmacies, banks, schools, cafés, and restaurants, all within walking distance, while a short drive connects you to upscale golf courses like La Duquesa, the historic town of Estepona, or the unique attractions of Gibraltar. With over 300 sunny days a year and proximity to unspoilt beaches and hiking trails, Manilva is an expat favourite, boasting strong property growth—up 31.8% in recent reports—and rental yields of 3-6% net, making it a savvy choice for investors in the thriving 2025 market. Spanning 120 m² of built space on the second floor with convenient lift access, this south-facing gem floods with natural light and boasts stunning sea views, ideal for large families or as a high-yield investment. The functional layout includes four generous bedrooms with fitted wardrobes, two modern bathrooms, a large living-dining room opening onto a covered terrace and balcony—perfect for al fresco relaxation amid coastal breezes—and a kitchen ready for customisation to your taste. While minor updates like kitchen modifications and fresh paint would enhance its appeal, the apartment is fully habitable and in excellent condition, ready for

immediate occupancy. With a proven rental potential of €2,000 monthly (and interested tenants available), it promises ?strong ?returns ?in ?this ?tourist hotspot. This unfurnished ?property ?(furniture negotiable) is a rare ?opportunity in ?a growing ?area—contact ?us today to arrange ?a ?viewing ?and ?secure ?your ?Mediterranean ?dream.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Near Church
Near Transport	Private Terrace	Utility Room