

# ALL IN

real estates



## Middle Floor Studio in San Luis de Sabinillas

Bedrooms **0** Bathrooms **1** Built **43m2** Terrace **3m2**

**R5324557**

**Middle Floor Studio**

**San Luis de Sabinillas**

**179.000€**

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!

Access for people with reduced mobility  
Fiber Optic  
Marble Flooring  
Utility Room

Access for people with reduced mobility  
Fitted Wardrobes  
Near Church  
WiFi

Double Glazing  
Lift  
Near Transport