



Middle Floor Apartment in San Luis de Sabinillas

Bedrooms **1** Bathrooms **1** Built **64m²** Terrace **99m²**

R5381902

**Middle Floor
Apartment**

**San Luis de
Sabinillas**

247.000€

Since this is a first floor apartment, the massive 75 m² terrace is a truly unique feature—essentially providing a private "outdoor courtyard" feel right in the center of town. Exclusive First-Floor Apartment with 89 m² of Private Terraces Central Sabinillas | 1 Bedroom | 1 Generous Bathroom Rarely does a 1-bedroom apartment offer this much private outdoor space. Located on the first floor of a well-maintained central complex, this south-facing property combines the convenience of town living with the footprint of a much larger home. The Standout Feature: Two Private Terraces The outdoor space is the soul of this property, split into two distinct areas: The Breakfast Terrace (14 m²): A generous covered space directly off the living area, perfect for morning coffee while overlooking the street and mature communal gardens. The Massive Utility Terrace (75 m²): A sprawling, uncovered area that offers huge potential to build. This is a "blank canvas" where you could create an outdoor lounge, a private gym, or even additional enclosed living space (subject to community permissions). Property Highlights Interior: 67 m² of bright, south-facing living space in excellent condition. The Bathroom: One large, well-appointed bathroom designed for comfort. Complex Amenities: Enjoy a beautiful communal swimming pool, lush manicured gardens, and lift access for total convenience. Unbeatable Central Location Forget the car—you are perfectly positioned to walk everywhere: The Beach: Just a short

stroll to the sandy shores and the Sabinillas promenade. ?The Port: Close to the vibrant Puerto de la Duquesa for dining and entertainment. ?Daily ?Life: ?Steps ?away ?from ?shops, schools, transport ?links, ?and local restaurants. ?Some of the ?images are ?using home ?staging ?to give ?you an ?example ?of ?how ?the ?spaces ?could ?look.

Fitted Wardrobes
Near Church
Private Terrace

Fitted Wardrobes
Near Mosque
Solarium

Lift
Near Transport