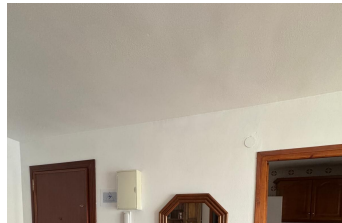


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real estates



## Middle Floor Apartment in San Luis de Sabinillas

Bedrooms **3** Bathrooms **1** Built **98m2** Terrace **18m2**

**R5406367**

**Middle Floor  
Apartment**

**San Luis de  
Sabinillas**

**245.000€**

Bright, spacious and perfectly located in the heart of Sabinillas. This beautifully refurbished apartment offers an excellent opportunity to enjoy authentic Mediterranean living just a short stroll from the beach. Situated on the second floor of a well-maintained building with a lift, the property combines comfort, convenience and an unbeatable central location. With 98 m<sup>2</sup> built area (92 m<sup>2</sup> usable), the apartment features three generous bedrooms, a modern bathroom, a private terrace and fitted wardrobes. The west-facing orientation fills the property with natural afternoon sunlight, creating a warm and welcoming atmosphere throughout the year. Property Highlights 3 spacious bedrooms 1 modern bathroom Private terrace Fully renovated Air conditioning Built-in wardrobes West-facing orientation Lift access 98 m<sup>2</sup> built / 92 m<sup>2</sup> usable Prime Location Located only 150 metres from Playa de Sabinillas, one of the longest and most popular beaches on the western Costa del Sol, with approximately 1.7 km of seafront promenade, restaurants, cafés and beach bars. Everything you need is within walking distance: Supermarkets, banks and pharmacies Health centre Restaurants, cafés and tapas bars Weekly markets Sports facilities and padel courts Public transport connections Schools and childcare facilities nearby Why Sabinillas? San Luis de Sabinillas has become one of the most desirable residential areas on the Costa del Sol. Unlike purely tourist resorts, it offers a vibrant year-round community with a genuine Spanish atmosphere

while remaining conveniently located between Estepona, Sotogrande and Marbella. The town is known for its lively promenade, excellent restaurants, beautiful beaches and all-day amenities. Whether you are looking for a permanent residence, holiday home or rental investment, this apartment represents outstanding value in one of the Costa del Sol's fastest-growing coastal towns.

Access for people with reduced mobility

Fiber Optic

Near Church

Utility Room

Access for people with reduced mobility

Fitted Wardrobes

Near Transport

WiFi

Covered Terrace

Lift

Private Terrace