

ALL IN

real estates



Middle Floor Apartment in San Luis de Sabinillas

Bedrooms **2** Bathrooms **1** Built **73m²** Terrace **52m²**

R5407618

**Middle Floor
Apartment**

**San Luis de
Sabinillas**

240.000€

In the heart of San Luis de Sabinillas, this first-floor corner apartment sits within the secure Jardines de Sabinillas residential complex, offering a practical and welcoming base just moments from everyday conveniences. The building rises above Mercadona, placing shops, cafés, services and the town's lively atmosphere quite literally at your feet, while the beach, chiringuitos and Puerto de la Duquesa are only a short stroll away. Inside, the home unfolds with an easy, comfortable layout. The entrance hall opens into a bright living and dining area, where natural light pours in from the generous west-facing terraces that wrap around the property. These outdoor spaces extend the home beautifully, creating sunny corners for relaxing throughout the day. The kitchen is fully fitted, ready to use from day one, and both bedrooms are doubles with fitted wardrobes. The main bedroom enjoys its own private terrace, adding an extra touch of privacy and outdoor space. A central bathroom completes the interior, and fitted ceiling fans in the lounge and main bedroom ensure a pleasant breeze during the warmer months. The apartment offers ample interior space and an impressive 52 m² of terraces, giving it a sense of openness that is rare in such a central location. It is sold part furnished, making it easy to settle in or prepare for rental use. Although the property does not include private parking, underground spaces in the building are often available for purchase or rent, and the central position means a car is far from essential. The bus stop

connecting you to La Duquesa, Estepona and further afield is just a minute away, and the communal pool, which owners can choose to opt into or out of, is a short five-minute walk from the building. The current community fee reflects the owners' decision not to participate in the pool. With its generous outdoor areas, central setting and easy access to the beach, this apartment offers a relaxed coastal lifestyle and strong potential as either a holiday home or a long-term rental investment in one of the Costa del Sol's most convenient seaside towns. There is no parking included but street parking is often available and underground garages do often come up for sale or rent. NB. New applications for short term holiday lets are not permitted in this block. Contact us to arrange a viewing * Build Size 73 m² * Plot Size 125 m² * Communal Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Part ?Furnished * ?Disabled ?Friendly * ?Private ?Terrace * 1 minutes ?drive ?to the beach * 1 minutes ?drive to ?the shops * ?Communal ?fees: €50,62 ?per month * ?IBI ?property ?tax: ?€327,00 ?per ?annum * ?Lift

Fitted Wardrobes
Private Terrace

Fitted Wardrobes

Lift