



## Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

**262,000 €**

Reference: R5066791 Bedrooms: 2 Bathrooms: 2 Build Size: 88m<sup>2</sup> Terrace: 38m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

Exceptional 2-Bedroom Apartment with the Highest Quality Standards in Sabinillas! We present to you this spacious and bright property located right in the heart of San Luis de Sabinillas, in one of the most prestigious and sought-after buildings in the area. Just steps away from the beach and surrounded by all essential services: supermarkets, restaurants, pharmacies, transport, and more. Built with top-quality materials, this apartment is perfect as a permanent residence or a smart investment. Layout: Two large exterior bedrooms, both with built-in wardrobes and plenty of natural light. Two full bathrooms, one of them en-suite, both with windows and finished to a high standard. Spacious, fully equipped independent kitchen with separate laundry area. Bright and comfortable living-dining room with direct access to an impressive terrace. Terrace of approx. 38 m<sup>2</sup>, wrapping around the apartment with East, South, and West orientation – enjoy sun all day long! Open views of the park, gardens, communal pool, and partial sea views. Highlights: Superior quality finishes throughout the entire property. Triple orientation: East, South, and West. Natural light in every room. Well-maintained communal areas. Optional underground parking space in adjacent building (+€10,000). Located on the 4th floor with elevator. Community fees: only €50/month. IBI (property tax): €450/year. Building age: 10–20 years, in excellent condition. A unique opportunity in Sabinillas – rarely available!



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Utility Room

### Setting

Commercial Area  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Village

### Furniture

Fully Furnished

### Parking

Garage

### Orientation

East  
South  
West

### Condition

Excellent

### Kitchen

Fully Fitted

### Views

Pool  
Urban  
Street

### Pool

Communal

### Security

Gated Complex