



## Bottenvåning till salu i San Luis de Sabinillas, Manilva

**323 000 €**

Referens: R5190199 Sovrum: 3 Badrum: 2 Komplott: 20m<sup>2</sup> Bygga: 154m<sup>2</sup> Terrass: 22m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Elegant Furnished 3-Bedroom Ground-Floor Apartment in Prestigious Coto Real, Manilva – Southeast-Facing with Stunning Views, Multiple Pools, and Immediate Move-In!

Seize this exceptional opportunity to own a sophisticated, fully furnished apartment in the exclusive gated community of Coto Real, nestled in the rolling hills of Manilva on the Costa del Sol. Priced at €335,000, this 3-bedroom, 2-bathroom ground-floor gem is ready for immediate occupancy, offering a seamless blend of modern comfort and Mediterranean charm. With a southeast orientation for optimal light and warmth, it's perfect as a permanent residence, holiday escape, or savvy investment in this highly desirable urbanisation known for its serene setting and proximity to La Duquesa Golf and vibrant marinas.

### Key Features:

**Spacious Open-Plan Living:** Bright living-dining room ideal for relaxation or entertaining, flowing effortlessly to a generous 47 m<sup>2</sup> terrace with a porch – perfect for al fresco moments.

**Comfortable Bedrooms:** Three well-appointed bedrooms (one en-suite) for ample privacy and space.

**Modern Kitchen:** Fully equipped for culinary delights, with high-quality appliances and thoughtful design.

**Community Amenities:** Access to several communal swimming pools, lush tropical gardens, and paddle tennis courts in this secure, family-friendly complex.

**Convenient Extras:** Covered parking space, storage room (trastero), and full central air conditioning for year-round comfort.

**Tasteful Furnishings:** Sold completely furnished and move-in ready, ensuring hassle-free living from day one.

**Prime Location:** Enjoy the best of the Costa del Sol with schools, supermarkets, shops, beauty salons, beaches, and essential services all within walking distance. The lively amenities of Sabinillas and Puerto de la Duquesa – including international restaurants, cafés, and marinas – are just minutes away, while Estepona and Gibraltar are a short drive for further exploration. Surrounded by golf courses and natural beauty, this spot offers tranquillity with easy A7 motorway access.

This apartment represents outstanding value in a coveted community – contact us today to arrange a viewing and make it yours!



## Funktioner:

Drag	Orientering	Klimatkontroll
Täckt terrass	Österut	Luftkonditionering
Lyfta	Söder	För installerad A/C
Privat terrass		Kall A/C
Förråd		Heta a/c
Badrums		
Marmorgolv		
Dubbelglas		
Monterade garderober		
Tennisbana		
Förråd		
Fiberoptisk		
Åsikter	<b>Miljö</b>	<b>Skick</b>
Fjäll	Nära golf	Excellent
Land	Nära hamnen	
Trädgård	Urbanisering	
Slå samman	Nära havet	
Gård	Nära butiker	
	Nära staden	
	Nära skolor	
<b>Slå samman</b>	<b>Möbler</b>	<b>Kök</b>
Gemensam	Fullmöblerad	Fullmonterad
Barnpool		
Trädgård	<b>Säkerhet</b>	<b>Parkering</b>
Gemensam	Gated complex	Underground
	Larmsystem	Garage
	Posttelefon	Privat
		Täckt