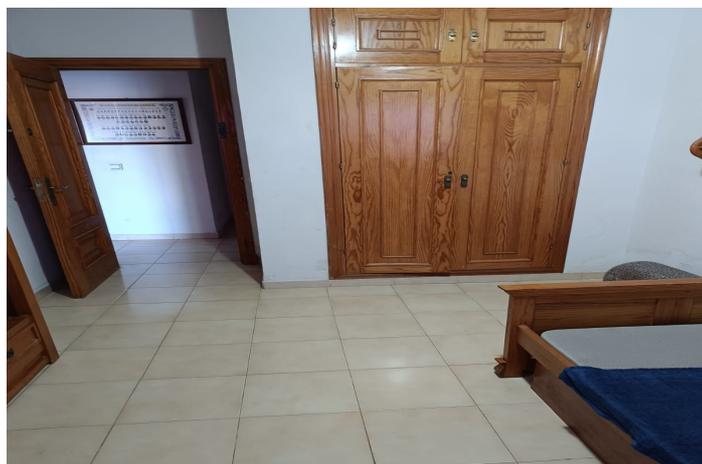




## Apartment mit mittlerer Etage zum Verkauf in San Luis de Sabinillas, Manilva

295.000 €

Referenz: R5231527 Schlafzimmer: 4 Badezimmer: 2 Garten: 120m<sup>2</sup> Terrasse: 7m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

Discover this spacious and luminous apartment in the heart of San Luis de Sabinillas, Manilva, on the sun-drenched Costa del Sol—a charming coastal village blending authentic Andalusian vibes with modern conveniences, just steps from the golden sands of Sabinillas Beach and the lively Puerto de la Duquesa marina. This central location offers effortless access to supermarkets like Mercadona, pharmacies, banks, schools, cafés, and restaurants, all within walking distance, while a short drive connects you to upscale golf courses like La Duquesa, the historic town of Estepona, or the unique attractions of Gibraltar. With over 300 sunny days a year and proximity to unspoilt beaches and hiking trails, Manilva is an expat favourite, boasting strong property growth—up 31.8% in recent reports—and rental yields of 3-6% net, making it a savvy choice for investors in the thriving 2025 market.

Spanning 120 m<sup>2</sup> of built space on the second floor with convenient lift access, this south-facing gem floods with natural light and boasts stunning sea views, ideal for large families or as a high-yield investment. The functional layout includes four generous bedrooms with fitted wardrobes, two modern bathrooms, a large living-dining room opening onto a covered terrace and balcony—perfect for al fresco relaxation amid coastal breezes—and a kitchen ready for customisation to your taste. While minor updates like kitchen modifications and fresh paint would enhance its appeal, the apartment is fully habitable and in excellent condition, ready for immediate occupancy. With a proven rental potential of €2,000 monthly (and interested tenants available), it promises strong returns in this tourist hotspot.

This unfurnished property (furniture negotiable) is a rare opportunity in a growing area—contact us today to arrange a viewing and secure your Mediterranean dream.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Versorgungsraum  
In der Nähe der Kirche

Glasfaser

Zugang für Menschen mit reduzierter

Mobilität

### Einstellung

Gewerbegebiet

Strand

In der Nähe von Golf

In der Nähe des Hafens

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Strand

Dorf

In der Nähe von Marina

### Küche

Voll ausgestattet

### Parken

Straße

### Orientierung

Süden

### Zustand

Gut

### Garten

Gemeinschaft

### Ansichten

Meer

Strand

Hof

### Möbel

Optional

### Sicherheit

Alarmanlage