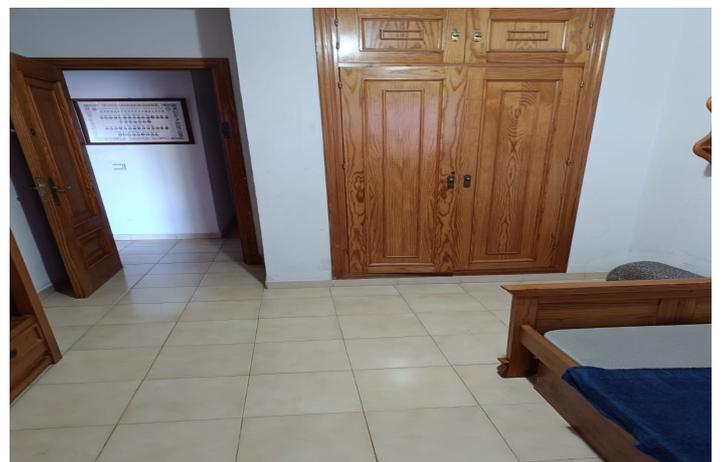




# Tussenverdieping Appartement te koop in San Luis de Sabinillas, Manilva

295.000 €

Referentie: R5231527 Slaapkamers: 4 Badkamers: 2 Perceelgrootte: 120m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Bijkeuken  
Buurt van een kerk  
Optische vezel  
Access for people with reduced mobility

### Ligging

Commerciële omgeving  
Dicht bij strand  
Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns strand  
Dorp  
Dichtbij jachthaven

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

parkeren op straat

### Zonorientatie

zuiden

### Huidige Staat

Goede conditie

### Tuin

gemeenschappelijke tuin

### Uitzicht

Zeezicht  
uitzicht op het strand  
binnenplaats Bekeken

### Meubilering

optioneel Furniture

### Beveiliging

Alarmsysteem