



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

**230.000 €**

Reference: R5248624    Bedrooms: 1    Bathrooms: 1    Build Size: 74m<sup>2</sup>    Terrace: 24m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Discover this charming one-bedroom apartment in the vibrant coastal town of San Luis de Sabinillas, Manilva, on the sun-drenched Costa del Sol – a serene haven blending authentic Andalusian charm with modern conveniences, renowned for its unspoilt beaches like Playa de Sabinillas with calm waters and dark sands, and proximity to over 70 golf courses in the region, including La Duquesa. This emerging market area offers strong investment potential, with property prices averaging €3,475/m<sup>2</sup> and an 8.9% increase in home sales from 2023-2024, attracting buyers seeking capital appreciation and rental yields of 5-6%. Nestled near essential amenities like the Mercadona supermarket, pharmacies, schools, and public transport, it's just minutes from the lively Puerto de la Duquesa marina with international restaurants, and a short drive to Estepona's historic old town or Sotogrande's upscale vibe via the A-7 – ideal for those embracing over 300 sunny days a year in this expat-friendly locale. Spanning 74 m<sup>2</sup> of built space on the first floor with convenient lift access, this impeccably maintained residence boasts a bright, functional layout: one spacious bedroom with fitted wardrobes, a modern bathroom, a generous living-dining room, a fully equipped kitchen, and a 24 m<sup>2</sup> terrace perfect for al fresco relaxation amid coastal breezes. Premium touches include individual electric heating and air conditioning, ensuring year-round comfort. The garage space is included, adding everyday practicality. This second-hand property in excellent condition is ready for immediate enjoyment or as a lucrative investment with strong rental potential in Manilva's booming 2025 market. Contact us today to arrange a viewing and secure your slice of paradise!



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Çift cam  
Takılmış gardıroplar  
Kilise yakınında  
Fiber optik

### Görüşler

Bahçe  
Sokak

### Mobilya

İsteğe bağlı

### Güvenlik

Kapılı kompleks

### Oryantasyon

Kuzey

### Ayar

Golf'e yakın  
Denize yakın  
Şehre yakın  
Köy  
Marina'ya yakın

### Mutfak

Tam takılmış

### Otopark

Özel  
Kapalı  
Ortak

### İklim kontrolü

Klima

### Durum

Harika

### Bahçe

Ortak