



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

750,000 €

Reference: R5255581 Bedrooms: 3 Bathrooms: 2 Plot Size: 170m<sup>2</sup> Build Size: 115m<sup>2</sup> Terrace: 167m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

GROUND FLOOR APARTMENT ON THE FRONT LINE OF THE BEACH, featuring a 167 m<sup>2</sup> terrace plus a 170 m<sup>2</sup> private garden, located in Sabinillas with direct access to the magnificent beach and just 1 minute's walk from the town's commercial area where you will find all kinds of shops and leisure facilities. This property is perfect for enjoying the sun until the very last hour of the day, as well as stunning sea views. It combines comfort, brightness, privacy, and a unique style, offering a true home by the beach. Set within a gated community with swimming pools, paddle tennis courts, a children's play area, and 24-hour security. The location is unbeatable, just a few minutes' drive from Estepona and Sotogrande and close to several golf courses in the area. The property includes a garage and storage room, combining practicality and comfort in a safe and fully equipped environment. A property that truly must be visited!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Games Room  
Paddle Tennis  
Utility Room  
Barbeque  
Restaurant On Site  
Courtesy Bus  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea Views  
Panoramic  
Garden  
Pool  
Beach  
Courtyard

### Pool

Communal  
Room for Pool  
Children`s Pool

### Garden

Communal

### Orientation

East  
South  
South East

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Village  
Close To Forest  
Close To Marina  
Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage



**Utilities**

Electricity

Drinkable Water

Telephone

**Category**

Holiday Homes

Investment

Beachfront

Luxury

Resale

Private

Covered

Open

Street

Communal