



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

**286,500 €**

Reference: R5179216   Bedrooms: 2   Bathrooms: 1   Build Size: 89m<sup>2</sup>   Terrace: 23m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

**Luxury Apartment Practically New in the Heart of Sabinillas – Just 5 Minutes Walk to the Beach with 2 Parking Spaces Included** Discover this exceptional property in a modern development built only 4 years ago, located right in the vibrant center of Sabinillas. This apartment, used exclusively as a holiday home, is in impeccable condition and feels brand new, offering the perfect combination of luxury, comfort, and unbeatable location. **Prime Location:** Enjoy the advantage of having all services within walking distance. The beach is just a 5-minute walk away, allowing you to embrace the coastal lifestyle without the need for a car. Supermarkets, restaurants, shops, and the promenade are just around the corner. **Modern Layout and Bright Design:** The property boasts plenty of natural light with a spacious open-plan living and dining area connected to a modern fitted kitchen, creating the perfect space for cooking and entertaining while staying connected with the family. The lounge has direct access to a magnificent 23 m<sup>2</sup> terrace, ideal for relaxing under the sun and enjoying the calm surroundings. It features two double bedrooms with built-in wardrobes, with the master bedroom being exceptionally spacious, offering additional space for extra furnishings. The central bathroom includes a large walk-in shower with a glass screen and a wide washbasin, designed with a modern and functional style. **High-Quality Finishes & Features:** Large format porcelain flooring throughout. Stylish bathroom with modern large wall and floor tiles. Centralized hot and cold air conditioning system. Double-glazed Climalit windows with thermal break aluminum carpentry. Contemporary, brand-new kitchen. Built-in and lined wardrobes. **Exclusive Extras:** The price includes two generous parking spaces, so you will never worry about parking. Additionally, residents have the option to access the community swimming pool by paying the corresponding community fee. This is a unique opportunity to acquire a luxury property, practically new, in the heart of Sabinillas, only 5 minutes to the beach and surrounded by all amenities. Perfect either as a permanent residence or as a holiday getaway on the Costa del Sol. Contact us today for more information or to arrange a viewing.



## Features:

### Features

Covered Terrace  
Lift  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Setting

Commercial Area  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Village

### Furniture

Fully Furnished

### Parking

Underground  
Garage  
More Than One

### Orientation

East  
South  
South East

### Condition

Excellent

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Pool

Communal

### Security

Gated Complex