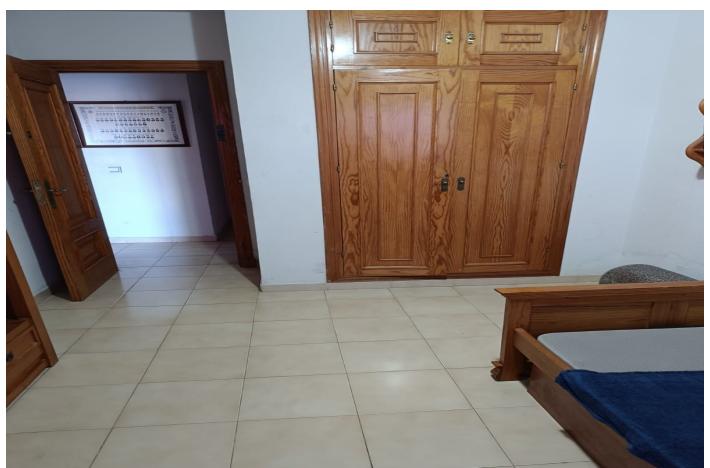




## Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

**295,000 €**Reference: R5231527   Bedrooms: 4   Bathrooms: 2   Build Size: 120m<sup>2</sup>   Terrace: 7m<sup>2</sup>



## 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.

**Features:**

Features	Orientation	Views
Covered Terrace	South	Sea
Lift		Beach
Near Transport		Courtyard
Private Terrace		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Near Church		
Fiber Optic		
Access for people with reduced mobility		
Setting	Condition	Furniture
Commercial Area	Good	Optional
Beachside		
Close To Golf		
Close To Port		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Beachfront		
Village		
Close To Marina		
Kitchen	Garden	Security
Fully Fitted	Communal	Alarm System
Parking		
Street		