



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 San Luis de Sabinillas

**REF# R4362244 – 259.000€**

IBI

595 €/YEAR

Community

1152 €/YEAR



3  
Beds



2  
Baths



158 m<sup>2</sup>  
Built



30 m<sup>2</sup>  
Terrace

Fantastic apartment in the heart of San Luis de Sabinillas in the urbanization, Jardines de Sabinillas, La Duquesa, Manilva, Costa del Sol, the complex is handy and within walking distance to the beach, shops,

banks, restaurants, supermarkets, sports facilities, and the wonderful promenade.

The apartment has 3 double bedrooms, 2 bathrooms, fitted wardrobes, a fully fitted kitchen with laundry area, and a bright 21 m2 living room leading directly to a covered 30 m2 southeast-facing terrace with some sea and urban views.

The property has extraordinary dimensions that are no longer found today, all rooms have space for 2 double beds, and it needs renovation.

The property further benefits from 1 community pool and garage included in the price.

This apartment has a great location within La Duquesa, Manilva, and Costa del Sol. Near to all amenities such as the beach and the center of the village within a short walk. Excellent position to be guaranteed for investment, coastal living, or an excellent rental potential. Come for a viewing!!!

Estepona is 10 min by car, Sotogrande 20 min, Marbella 30 min, Gibraltar 40 min and the Málaga airport/train station only 1 hour.

Middle Floor Apartment, San Luis de Sabinillas, Costa del Sol.

3 Bedrooms, 2 Bathrooms, Built 158 m<sup>2</sup>, Terrace 30 m<sup>2</sup>.

Setting : Town, Commercial Area, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Close To Marina.

Orientation : South East.

Condition : Restoration Required.

Views : Sea, Urban.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Double Glazing, Near Church, Handicap access.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Security : Gated Complex, Entry Phone.

Parking : Underground, Communal.

Utilities : Electricity, Drinkable Water.

Category : Beachfront, Investment, Resale.





