



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

**780,000 €**

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





## Costa del Sol, San Luis de Sabinillas

**FIRST-LINE BEACH URBANIZATION:** Beautiful ground-floor apartment facing the sea with an impressive 167 m<sup>2</sup> terrace, perfect for enjoying the sun, the Mediterranean climate, and panoramic sea views. The property combines comfort, brightness, and style in a unique setting, offering a true beachside home. It is located in a gated urbanization, separated only by the promenade, providing direct access to the sea and a full range of leisure amenities, including swimming pools, paddle tennis courts, a children's area, and 24-hour security, ensuring privacy and tranquility. The location is unbeatable: just a few minutes' walk from shops, restaurants, cafés, and all types of services, 10 minutes by car from Estepona, 20 minutes by car from Sotogrande, and close to several golf courses in the area. The apartment includes garage and storage room, combining practicality and convenience in a safe and complete environment. A property that truly must be seen!



## 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  
Panoramic  
Garden  
Pool  
Beach  
Courtyard

### Orientation

East  
South  
South East

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### 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

### Condition

Excellent

### Pool

Communal  
Room for Pool  
Children`s Pool

### Furniture

Optional

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
Entry Phone

### Parking

Underground  
Garage





**Utilities**

Electricity  
Drinkable Water  
Telephone

**Category**

Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale

Private  
Covered  
Open  
Street  
Communal