



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

**178,000 €**

Reference: R5325373    Bathrooms: 1    Build Size: 40m<sup>2</sup>    Terrace: 4m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Studio Apartment with Great Potential in the Heart of Sabinillas, Just Minutes from the Beach

Magnificent property located in the very center of Sabinillas, in a privileged location that allows you to enjoy all essential services within walking distance: supermarkets, restaurants, shops, and, most importantly, the promenade and the beach just a few minutes away on foot. An excellent opportunity both as an investment and for those seeking a practical home on the Costa del Sol.

The property is distributed in a bright open-plan living space with access to a pleasant terrace offering open views, providing a great sense of space and natural light. In addition, there is the possibility of redesigning the layout to create a separate bedroom, significantly increasing both its functionality and value.

The apartment features a fully equipped kitchen, a separate laundry area, and a spacious bathroom—features that are uncommon in many studio properties and which add extra comfort for everyday living.

Located on the third floor of an exterior-facing building with a lift, the property is part of a residential complex that offers a swimming pool and landscaped gardens. The building also provides adapted access for people with reduced mobility.

A property with a strategic location, excellent natural light, and strong renovation potential, making it perfect for holiday rentals, a second home, or a solid investment in one of the most sought-after areas of the Costa del Sol.

### Key Features

40 m<sup>2</sup> built (37 m<sup>2</sup> usable)

Studio layout (possibility to create a separate bedroom)

1 spacious bathroom

Terrace and balcony with open views

Kitchen with separate laundry area

Built-in wardrobes

East-facing orientation

Third floor, exterior, with lift

Residential complex with swimming pool and gardens

Adapted access for people with reduced mobility

Second-hand property with renovation potential





## Features:

### Features

Lift  
Private Terrace  
Marble Flooring  
Fitted Wardrobes  
Utility Room

### Orientation

East

### Views

Sea  
Mountain  
Panoramic  
Country  
Forest  
Street

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Village

### Condition

Good

### Pool

Communal

### Furniture

Not Furnished

### Kitchen

Fully Fitted

### Garden

Communal