



## 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

GROUND FLOOR APARTMENT ON THE FRONT LINE OF THE BEACH, featuring a 167 m<sup>2</sup> terrace plus a 170 m<sup>2</sup> private garden, located in Sabinillas with direct access to the magnificent beach and just 1 minute's walk from the town's commercial area where you will find all kinds of shops and leisure facilities. This property is perfect for enjoying the sun until the very last hour of the day, as well as stunning sea views. It combines comfort, brightness, privacy, and a unique style, offering a true home by the beach. Set within a gated community with swimming pools, paddle tennis courts, a children's play area, and 24-hour security. The location is unbeatable, just a few minutes' drive from Estepona and Sotogrande and close to several golf courses in the area. The property includes a garage and storage room, combining practicality and comfort in a safe and fully equipped environment. A property that truly must be visited!



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South	Cold A/C
Near Transport	South East	Hot A/C
Private Terrace		
Satellite TV		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Barbeque		
WiFi		
Fiber Optic		
Near Church		
Games Room		
Restaurant On Site		
Courtesy Bus		
Paddle Tennis		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Panoramic	Beachside	
Garden	Close To Golf	
Pool	Close To Port	
Beach	Urbanisation	
Courtyard	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Village	
	Town	
	Close To Marina	
	Beachfront	
	Front Line Beach Complex	
	Close To Forest	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Room for Pool		
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	Entry Phone	Garage



Private  
Communal  
Covered  
Open  
Street

**Utilities**

Electricity  
Drinkable Water  
Telephone

**Category**

Holiday Homes  
Investment  
Resale  
Beachfront  
Luxury