



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5130952 €249,000

BEDS

1

BATHS

1

BUILT

65 m<sup>2</sup>

**EXCLUSIVE APARTMENT IN PUERTO DE LA DUQUESA – SEA VIEWS, TRANQUILLITY AND STYLE**

Are you looking for a bright, renovated apartment in a prime location by the sea, but without the noise from bars at night? This property is exactly what you need!

Located in the heart of Puerto de la Duquesa, this apartment stands out for its direct views of the marina and its privileged position in the only building in the area without bars or restaurants on the ground floor, ensuring peace and quiet even during high season.

Just steps from the beach and surrounded by all kinds of services – restaurants, pubs, shops, supermarkets and leisure areas – it also enjoys a children's playground next door and plenty of free parking nearby, making it ideal for year-round living or holidays.

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The property has been completely renovated with high-quality materials and features an elegant, contemporary design. Thanks to its south-facing orientation and the abundance of windows, French doors and shutters, it is exceptionally bright throughout the day.

Layout:

- Spacious double bedroom with large, fully fitted built-in wardrobes.
- Modern and comfortable bathroom with a walk-in shower and exterior window.
- Open-plan kitchen with breakfast bar and views of the port, fully equipped with dishwasher, washing machine, extractor fan and more.
- Large living-dining area, with a round dining table and a generous, comfortable sofa – perfect for relaxing or entertaining.

The building has a lift.

An excellent opportunity to live in one of the most sought-after areas on the Costa del Sol, combining comfort, privacy and charm.

Ready to move in – at an unbeatable price!



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