

## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5294665 **€275,000**

BEDS	BATHS	BUILT	TERRACE
2	2	80 m <sup>2</sup>	19 m <sup>2</sup>

This beautifully presented corner apartment is ideally located in the heart of the vibrant seaside village of Sabinillas, surrounded by an excellent selection of shops, restaurants and traditional tapas bars, and just a pleasant five-minute walk from the beach. The property benefits from a highly sought-after private underground parking space and access to a well-maintained communal swimming pool.

Although centrally positioned, the apartment is set within a quieter residential area, offering a peaceful environment while remaining close to all local amenities, including supermarkets, banks and cafés. Sabinillas is renowned for its wide sandy beach, charming promenade and beach bars, with the promenade leading directly to the lively and picturesque marina of La Duquesa. Excellent road connections provide easy access to Estepona, Sotogrande and Marbella, while Gibraltar Airport is approximately 30 minutes away and Málaga Airport around one hour.

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The apartment is situated on the third floor of a secure building with video entry system and lift access. Upon entering, a spacious and welcoming reception hall provides access to all principal rooms. The living room is generously proportioned, comfortably accommodating both lounge and dining areas. This bright and airy space opens onto the main terrace through large patio doors.

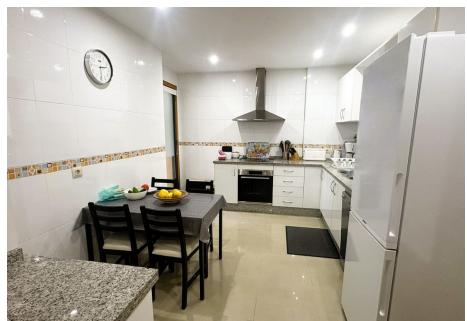
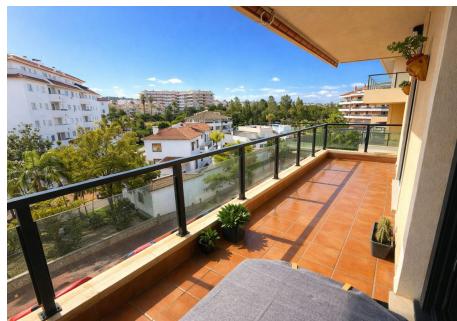
The modern kitchen is fully fitted and equipped to a high standard, offering quality appliances, ample storage and generous work surfaces, as well as space for a breakfast table. An independent utility room is accessed directly from the kitchen.

The master bedroom is a spacious double with fitted wardrobes and direct access to the terrace via patio doors. It also features a full en-suite bathroom. The guest bedroom is also generously sized and includes fitted wardrobes. A second bathroom is fitted with a contemporary walk-in shower.

The main west-facing terrace, accessed from both the living room and master bedroom, enjoys afternoon and evening sunshine and offers pleasant open views across a tree-lined plaza with fountains and the surrounding village. A further utility terrace off the kitchen provides valuable additional storage.

The apartment is presented in excellent condition throughout, having been meticulously maintained by the current owners. Additional features include newly installed windows and patio doors with sliding insect screens, sun blinds, air conditioning, and high-quality marble flooring.

The property is completed by secure underground parking, making this an ideal full-time residence, holiday home or investment opportunity in a highly desirable location.



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*Marbella*

