



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

📍 San Luis de Sabinillas

REF# R5310790 €340,000

BEDS

2

BATHS

2

BUILT

80 m<sup>2</sup>

TERRACE

7 m<sup>2</sup>

Discover this welcoming apartment in San Luis de Sabinillas, one of the most sought-after areas on the Costa del Sol thanks to its family-friendly atmosphere, proximity to the sea, and excellent access to all amenities. Located just a short walk from the beach, you can reach the promenade and enjoy the Mediterranean in just a few minutes.

The apartment, situated on a mid-level floor with elevator access, offers approximately 80 m<sup>2</sup> of living space and a pleasant 7 m<sup>2</sup> terrace, perfect for enjoying the mild climate year-round. It features two bedrooms and two bathrooms, both recently renovated, providing comfort and functionality for both year-round living and holiday getaways.

The bright and comfortable living room, with an open-plan kitchen, creates a modern and practical space ideal for everyday living. Upgrades include new air conditioning, recent appliances, and updated furnishings. The apartment is being sold partially furnished and is ready to move into.

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# BROMLEY ESTATES

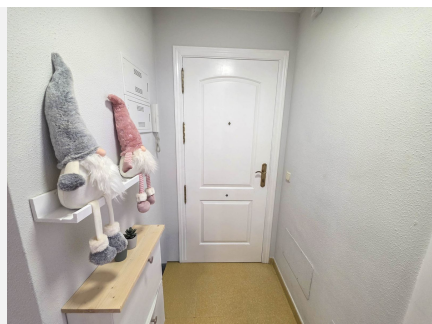
*Marbella*

Located in a gated community with a communal pool, this property offers a safe and peaceful environment, with a nearby children's play area and all amenities within walking distance: supermarkets, restaurants, pharmacies, and public transport. Street parking is available, and there is the option to purchase a space within the community.

The west-facing orientation allows for pleasant afternoons filled with natural light, and the open views create a sense of spaciousness. Furthermore, the community permits holiday rentals, making this property an excellent choice as a permanent residence, a second home, or a high-yield investment.

Just a 5-minute drive away is Puerto de La Duquesa, with its lively nautical and gastronomic scene. Estepona is about 10 minutes away, and Marbella approximately 25 minutes, while Málaga-Costa del Sol Airport is less than an hour away.

With low community fees, this property represents a fantastic opportunity to enjoy the Mediterranean lifestyle just steps from the sea, in a convenient location with all amenities within easy reach.





# BROMLEY ESTATES

## *Marbella*

