



## MIDDLE FLOOR STUDIO BEDROOMS 1 BATHROOM IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5325373 €178,000

BEDS

BATHS

BUILT

TERRACE

1

40 m<sup>2</sup>

4 m<sup>2</sup>

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

# BROMLEY ESTATES

*Marbella*

