



## MIDDLE FLOOR APARTMENT 4 BEDROOMS 2 BATHROOMS IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5330626 €315,000

BEDS

4

BATHS

2

BUILT

90 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

### SPACIOUS APARTMENT WITH TERRACE AND SEA VIEWS IN THE HEART OF SABINILLAS

Discover this attractive property located in the very center of San Luis de Sabinillas, a prime location where you can enjoy the convenience of having all amenities within easy walking distance and the beach just a few meters away.

The apartment boasts 90 m<sup>2</sup> of living space and a large terrace of approximately 30 m<sup>2</sup>, an ideal space to create a pleasant outdoor area where you can relax, enjoy al fresco dining, or admire the panoramic sea views.

The apartment features 4 bedrooms and 2 bathrooms, offering multiple possibilities for families seeking spaciousness as well as those looking for a home with great potential for redesign. The kitchen is separate, and the living room provides convenient access to the outdoor area, bringing natural light to the entire

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apartment. The marble floors add a classic and elegant touch.

Located on the first floor with elevator access, the building is in a central and well-connected area. Although the property requires renovation, it presents a fantastic opportunity to design a fully customized home or make an investment with significant appreciation potential in a highly sought-after area.

The location is one of its greatest assets: within a short walk, you'll find supermarkets, restaurants, cafes, pharmacies, schools, and all kinds of shops, as well as the lively seafront promenade and the beaches of Sabinillas. Just a 5-minute drive away is the well-known Puerto de La Duquesa, with its marina and wide range of dining and leisure options.

The center of Estepona is also about 10 minutes away, while the prestigious Finca Cortesin golf resort is approximately a 10-minute drive. The connection to the A-7 motorway allows for easy access to Marbella in about 25 minutes and Málaga-Costa del Sol Airport in approximately 50 minutes.

Furthermore, the community permits holiday rentals, adding an extra attraction for those seeking an investment with excellent profitability potential in a highly sought-after area year-round.

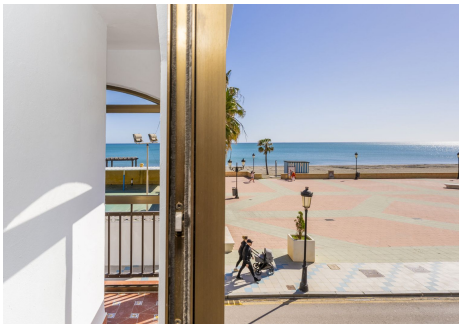
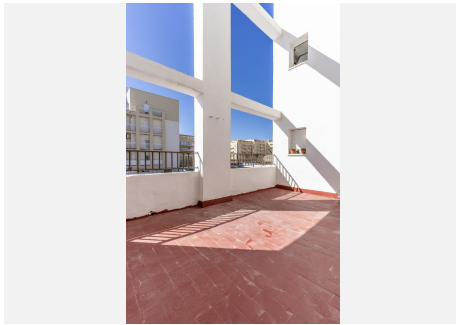
A property with great potential, an excellent location and beautiful sea views, ideal for those looking to create their home in the heart of the Costa del Sol or invest in an area with high tourist demand.



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