

# BROMLEY ESTATES

*Marbella*



## PENTHOUSE 1 BEDROOM 1 BATHROOM IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5333368 €233,000

BEDS

1

BATHS

1

BUILT

62 m<sup>2</sup>

TERRACE

40 m<sup>2</sup>

Unique Penthouse with Dual Terraces & Sea Views – Sabinillas Sol, San Luis de Sabinillas, Manilva  
Situated just metres from the beach in the prestigious gated urbanisation of Sabinillas Sol on the famous Costa del Sol, this bright and unique penthouse offers two large terraces (approx. 20 m<sup>2</sup> each) with stunning sea views – one north-facing and one south-facing.

The master bedroom opens directly onto the south terrace and features a modern en-suite bathroom with walk-in shower. The open-plan lounge and kitchen enjoy patio doors leading to the north terrace, creating a wonderful indoor-outdoor living space.

### Key Features

Bright and spacious penthouse layout

1 large bedroom with en-suite walk-in shower

Modern fully equipped kitchen (all white goods except dishwasher)

Split-unit air conditioning in lounge and bedroom + ceiling fan lights

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Two generous terraces (north & south) with sea views  
Lift access directly to the garage  
Part furnished and in excellent condition  
Fibre optic internet connected

## Urbanisation & Location

Gated complex with excellent security record and video entry system  
Large communal swimming pool with lifeguard in summer  
Just 100 metres walk to the beach promenade  
Shops, supermarkets, tapas bars and restaurants within easy walking distance  
15-minute stroll along the promenade to the vibrant La Duquesa Marina

The garage is equipped with security cameras and key-fob operated electric door. The parking space is only 10 metres from the lift and has a potential resale value in excess of €20,000 or rental income of €60 per month.

A rare opportunity to own a turnkey penthouse in a prime beachfront location with dual terraces and sea views – perfect for living or investment.

Viewing highly recommended – contact us today to arrange a private viewing!



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