



## Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

254,500 €

Reference: HQ5137816 Bedrooms: 2 Bathrooms: 2 Build Size: 90m<sup>2</sup> Terrace: 5m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Apartment with terrace in San Luis de Sabinillas (Manilva) In the quiet and well-kept La Florida residential area (San Luis de Sabinillas, Manilva), just steps from the sea and surrounded by all amenities, lies this cozy apartment that combines comfort, natural light, and a privileged setting on the Costa del Sol. The home has a constructed area of 90 m<sup>2</sup>, complemented by a 28 m<sup>2</sup> southeast-facing terrace, where the daylight and Mediterranean climate can be fully enjoyed. Its practical and balanced layout offers a spacious living room with direct access to the terrace, a fully equipped kitchen, two bedrooms with built-in wardrobes, and two full bathrooms. The interior reflects quality and attention to detail: marble floors, woodwork, air conditioning, and a bright atmosphere thanks to its excellent orientation. The building has an elevator and video intercom, providing comfort and security at all times. The development stands out for its common areas, with a communal pool and gardens, which create an ideal setting for both relaxation and everyday life. Beyond its features, this property represents a versatile investment opportunity: • Perfect as a second home to enjoy the Costa del Sol. • Ideal for vacation or long-term rentals, thanks to its proximity to the beach, supermarkets, a pharmacy, and easy access to main transport routes. In short, an apartment that combines quality, location, and potential: a large, sunny terrace, a charming residential area, and the tranquility of La Florida, San Luis de Sabinillas, just minutes from the sea. A home designed for both enjoyment and investment, in one of the most sought-after destinations on the Andalusian coast.





## Features:

### Features

Lift  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Sauna  
Utility Room  
Fiber Optic

### Views

Pool  
Courtyard  
Urban  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Telephone  
Gas

### Orientation

North East

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Village  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Category

Investment  
Distressed  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street