



## 2 Bedrooms Middle Floor Apartment in San Luis de Sabinillas

San Luis de Sabinillas

**R5452477 – 329.000 €**



2



1.5



87 m²



34 m²

Beautiful elevated ground-floor apartment located in a well-maintained gated community featuring landscaped gardens, a large swimming pool and a children's pool.

Ideally located just 750 metres from the beach and all amenities, and only 1 km from the charming marina of Puerto de la Duquesa, this property is perfect as a permanent residence, holiday home or investment.

Positioned on a corner, the apartment enjoys exceptional natural light throughout the day thanks to its triple aspect. The layout includes a spacious living room opening onto the terraces, a fully fitted kitchen, two comfortable bedrooms and two bathrooms, including an en-suite in the master bedroom. Both bathrooms benefit from natural light and ventilation through exterior windows.

One of the property's standout features is its generous outdoor space, with two private terraces of 34 m<sup>2</sup> and 11 m<sup>2</sup>, ideal for enjoying the Costa del Sol's fantastic climate all year round.

The apartment is equipped with hot and cold air conditioning and is sold with a private underground parking space and a large storage room, both included in the price.

The exclusive Sotogrande Marina and the centre of Estepona are just a 10-minute drive away, while Málaga International Airport can be reached in approximately 50 minutes.

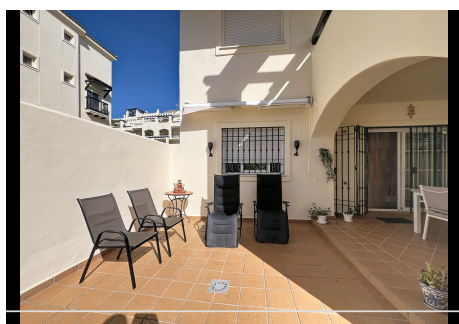
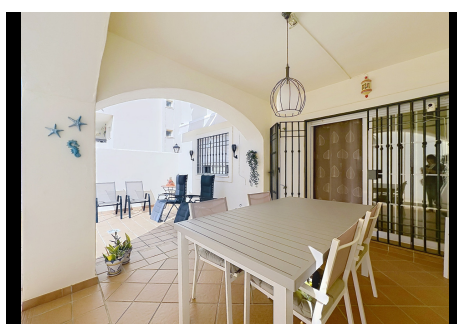
Offering an excellent location, abundant natural light, spacious outdoor areas, quality communal facilities and proximity to the sea, this property ticks almost every box for buyers looking for a home on the Costa del Sol.

Early viewing is highly recommended.



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