



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

325,000 €

Reference: R5006677 Bedrooms: 3 Bathrooms: 2 Build Size: 107m<sup>2</sup> Terrace: 47m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

### Elegant Ground Floor Apartment in Coto Real, Manilva – A Rare Opportunity

Discover this stunning ground-floor apartment in Coto Real, one of Manilva's most sought-after communities. Whether you're looking for a permanent residence, a holiday retreat, or a smart investment, this property offers it all.

#### Prime Location & Exclusive Amenities

Nestled in the scenic hills of Manilva, Coto Real provides a luxurious and peaceful living experience. Residents enjoy beautifully landscaped gardens, various communal swimming pools, children's play areas, and a paddle tennis court within a secure, gated community with 24-hour security for added peace of mind.

Just a short walk away, you'll find Sabinillas and the picturesque Marina of La Duquesa, offering charming restaurants, bars, shops, and essential services. Golf lovers will appreciate the proximity to Duquesa Golf Course. Excellent transport links connect you to Gibraltar and Marbella (30-minute drive) and Malaga Airport (50 minutes).

#### Bright, Spacious & Stylish Living area

The apartment features a light-filled living and dining area that opens onto a 47m<sup>2</sup> terrace with glass curtains and open spaces, offering breathtaking views of lush greenery and direct access to a quiet swimming pool—almost like having a private oasis. The large terrace is perfect for relaxation, outdoor dining, and entertaining.

The fully equipped and spacious independent kitchen includes access to a small laundry area.

#### Comfort & Privacy

A private hallway leads to three generously sized bedrooms. The master bedroom includes an en-suite bathroom, while the two additional bedrooms share a spacious second bathroom. Built-in wardrobes in all rooms provide ample storage.

#### Additional Features

Central air conditioning (hot & cold) for year-round comfort

Automatic blinds on all windows for added privacy

Underground parking & secure storage room

#### Your Perfect Home or Investment

Whether you seek a permanent residence, a luxury getaway, or a high-return rental property, this apartment is a fantastic opportunity.

Don't miss out—contact us today to arrange a viewing!

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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## Features:

### Features

Covered Terrace

Lift

Wood Flooring

### Condition

Good

### Kitchen

Fully Fitted

### Orientation

South East

### Pool

Communal

### Energy Rating

E

### Climate Control

Central Heating

### Furniture

Part Furnished

### CO2 Emission Rating

E