



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

199,990 €

Reference: R5040328 Bedrooms: 1 Bathrooms: 1 Build Size: 60m<sup>2</sup> Terrace: 16m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

Bright Apartment with Large Terrace, Pool, Parking, and Sea Views in Sabinillas

Unique opportunity in Sabinillas!

Beautiful exterior apartment for sale with a large 16 m<sup>2</sup> south-facing terrace offering sea views. Located in a very safe area, opposite the Civil Guard barracks, ensuring tranquility, security, and the certainty that no new buildings will be built in front of it.

The apartment comes fully furnished and equipped, ready to move into or rent from day one. It features a communal pool, private parking space, and hot/cold air conditioning in the living-dining room and kitchen.

Ideal as a primary residence, second home, or investment, as it has operated for 12 years as a highly profitable business with demonstrable income of €12,000/year: €6,000 from September to June rented to teachers. €6,000 in the summer through vacation rentals (€110/day for approximately 50 days).

Ability to explain the business model to the buyer to ensure its continuity and success.

Reason for sale: relocation for personal reasons.

Features:

- 1 bedroom
- 1 bathroom
- Living-dining room
- Kitchen equipped with appliances and kitchenware
- Television included
- 16 m<sup>2</sup> terrace with sea views
- Private parking space
- Air conditioning hot/cold in living-dining-kitchen
- Communal pool

Location and distances:

- Beach: 6-minute walk
- Marina: 8-minute walk
- Schools: 3-6 minutes walk
- Mercadona (opposite the building): 1 minute walk
- Bus stop: 3 minutes walk

Ideal for:

- ✓ Investors looking for high returns from the first Day
- ✓ Couples or individuals who value security, tranquility, and proximity to amenities
- ✓ Second home by the sea.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Street

### Pool

Communal

### Garden

Communal

### Orientation

South West

### Setting

Commercial Area  
Close To Shops  
Village

### Furniture

Fully Furnished

### Security

Entry Phone

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
Street