



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

295,000 €

Reference: R5231527 Bedrooms: 4 Bathrooms: 2 Build Size: 120m<sup>2</sup> Terrace: 7m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

Discover this spacious and luminous apartment in the heart of San Luis de Sabinillas, Manilva, on the sun-drenched Costa del Sol—a charming coastal village blending authentic Andalusian vibes with modern conveniences, just steps from the golden sands of Sabinillas Beach and the lively Puerto de la Duquesa marina. This central location offers effortless access to supermarkets like Mercadona, pharmacies, banks, schools, cafés, and restaurants, all within walking distance, while a short drive connects you to upscale golf courses like La Duquesa, the historic town of Estepona, or the unique attractions of Gibraltar. With over 300 sunny days a year and proximity to unspoiled beaches and hiking trails, Manilva is an expat favourite, boasting strong property growth—up 31.8% in recent reports—and rental yields of 3-6% net, making it a savvy choice for investors in the thriving 2025 market.

Spanning 120 m<sup>2</sup> of built space on the second floor with convenient lift access, this south-facing gem floods with natural light and boasts stunning sea views, ideal for large families or as a high-yield investment. The functional layout includes four generous bedrooms with fitted wardrobes, two modern bathrooms, a large living-dining room opening onto a covered terrace and balcony—perfect for al fresco relaxation amid coastal breezes—and a kitchen ready for customisation to your taste. While minor updates like kitchen modifications and fresh paint would enhance its appeal, the apartment is fully habitable and in excellent condition, ready for immediate occupancy. With a proven rental potential of €2,000 monthly (and interested tenants available), it promises strong returns in this tourist hotspot.

This unfurnished property (furniture negotiable) is a rare opportunity in a growing area—contact us today to arrange a viewing and secure your Mediterranean dream.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Orientation

South

### Views

Sea  
Beach  
Courtyard

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Village  
Close To Marina

### Condition

Good

### Furniture

Optional

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Alarm System

### Parking

Street