



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

780,000 €

Reference: R5255581 Bedrooms: 3 Bathrooms: 2 Plot Size: 170m<sup>2</sup> Build Size: 115m<sup>2</sup> Terrace: 167m<sup>2</sup>





---

## Costa del Sol, San Luis de Sabinillas

GROUND FLOOR APARTMENT ON THE FRONT LINE OF THE BEACH, featuring a 167 m<sup>2</sup> terrace plus a 170 m<sup>2</sup> private garden, located in Sabinillas with direct access to the magnificent beach and just 1 minute's walk from the town's commercial area where you will find all kinds of shops and leisure facilities. This property is perfect for enjoying the sun until the very last hour of the day, as well as stunning sea views. It combines comfort, brightness, privacy, and a unique style, offering a true home by the beach. Set within a gated community with swimming pools, paddle tennis courts, a children's play area, and 24-hour security. The location is unbeatable, just a few minutes' drive from Estepona and Sotogrande and close to several golf courses in the area. The property includes a garage and storage room, combining practicality and comfort in a safe and fully equipped environment. A property that truly must be visited!



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Games Room  
 Paddle Tennis  
 Utility Room  
 Barbeque  
 Restaurant On Site  
 Courtesy Bus  
 Near Church  
 Fiber Optic  
 Access for people with reduced mobility

### Views

Sea  
 Panoramic  
 Garden  
 Pool  
 Beach  
 Courtyard

### Pool

Communal  
 Room for Pool  
 Children`s Pool

### Garden

Communal

### Orientation

East  
 South  
 South East

### Setting

Commercial Area  
 Beachside  
 Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Beachfront  
 Town  
 Village  
 Close To Forest  
 Close To Marina  
 Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
 Entry Phone

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage



**Utilities**

Electricity

Drinkable Water

Telephone

**Category**

Holiday Homes

Investment

Beachfront

Luxury

Resale

Private

Covered

Open

Street

Communal