



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

**260 000 €**

Référence: R5292244 Chambres: 2 Bain: 2 Construite: 77m<sup>2</sup> Terrasse: 7m<sup>2</sup>







## Costa del Sol, San Luis de Sabinillas

Apartment a few metres from the beach in Sabinillas (with refurbishment included)

This attractive apartment is located just a few steps from the beach in Sabinillas, in one of the most practical and sought-after areas of the town, with all services close at hand and an excellent quality of life by the sea.

The property has 77 m<sup>2</sup> of built area, distributed in a comfortable and well-balanced layout:

### Interior layout:

It offers two bedrooms, two full bathrooms, an open-plan kitchen integrated into the living room, providing a sense of space and modernity, and a bright living room with direct access to the terrace.

### Outdoor area:

The property features a pleasant terrace with sea views, ideal for enjoying the Mediterranean climate all year round.

### Communal areas:

The residential complex includes a communal swimming pool, a particularly attractive feature during the summer months.

The community fees are very low: only €50 per month, making this property an excellent option both as a permanent residence and as an investment.

### Refurbishment included:

The property will be refurbished prior to completion of the sale, improving its appearance and functionality.

In the event that the property is sold before the refurbishment is completed, the corresponding amount will be deducted from the final purchase price, allowing the buyer to adapt the property according to their own preferences.

### Key features:

Prime location just a few metres from the sea.

Terrace with sea views.

Two full bathrooms.

Communal swimming pool.

Low community fees.

Property with refurbishment included or equivalent discount.

Ideal as a permanent home, second residence or holiday rental investment.

An excellent opportunity to acquire a property by the sea, with views, swimming pool and very low running costs, with the added advantage of receiving it refurbished or benefiting from the corresponding price reduction.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse privée	Nord	Climatisation
Sol en marbre		
Armoires ajustées		
Mer	Zone commerciale	Excellent
Panoramique	Près du port	
Rue	Urbanisation	
	Près de la mer	
	Proche des magasins	
	Près des écoles	
	Village	
Piscine	Meubles	Cuisine
Communautaire	Non meublé	Entièrement équipé
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Rue