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## Apartment in San Luis de Sabinillas

Reference: R5381902

Bedrooms: 1

Bathrooms: 1

M<sup>2</sup>: 64

Price: 247,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

Printing day : 30th July 2026

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Overview: Since this is a first floor apartment, the massive 75 m<sup>2</sup> terrace is a truly unique feature—essentially providing a private "outdoor courtyard" feel right in the center of town. ■ **Exclusive First-Floor Apartment with 89 m<sup>2</sup> of Private Terraces** ■ **Central Sabinillas | 1 Bedroom | 1 Generous Bathroom** ■ Rarely does a 1-bedroom apartment offer this much private outdoor space. Located on the first floor of a well-maintained central complex, this south-facing property combines the convenience of town living with the footprint of a much larger home. ■ **The Standout Feature: Two Private Terraces** ■ The outdoor space is the soul of this property, split into two distinct areas: ■ **The Breakfast Terrace (14 m<sup>2</sup>):** A generous covered space directly off the living area, perfect for morning coffee while overlooking the street and mature communal gardens. ■ **The Massive Utility Terrace (75 m<sup>2</sup>):** A sprawling, uncovered area that offers huge potential to build. This is a "blank canvas" where you could create an outdoor lounge, a private gym, or even additional enclosed living space (subject to community permissions). ■ **Property Highlights** ■ **Interior:** 67 m<sup>2</sup> of bright, south-facing living space in excellent condition. ■ **The Bathroom:** One large, well-appointed bathroom designed for comfort. ■ **Complex Amenities:** Enjoy a beautiful communal swimming pool, lush manicured gardens, and lift access for total convenience. ■ **Unbeatable Central Location** ■ **Forget the car—you are perfectly positioned to walk everywhere:** ■ **The Beach:** Just a short stroll to the sandy shores and the Sabinillas promenade. ■ **The Port:** Close to the vibrant Puerto de la Duquesa for dining and entertainment. ■ **Daily Life:** Steps away from shops, schools, transport links, and local restaurants. ■ Some of the images are using home staging to give you an example of how the spaces could look.

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### Features:

None, Pool, Lift, None, Garden, Parking, Investment, Resale