+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Apartment in San Luis de Sabinillas

Reference: R5407618

Bedrooms: 2	Bathrooms: 1	M²: 73	Price: 240,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 15th November 2026

Overview:In the heart of San Luis de Sabinillas, this first■floor corner apartment sits within the secure Jardines de Sabinillas residential complex, offering a practical and welcoming base just moments from everyday conveniences. The building rises above Mercadona, placing shops, cafés, services and the town's lively atmosphere quite literally at your feet, while the beach, chiringuitos and Puerto de la Duquesa are only a short stroll away. A wonderful place to live, set within a friendly block where many families have made their home. Schools are close enough to walk to, adding to the everyday convenience and the sense of community that surrounds the property. The apartment offers ample interior space and an impressive 52 m² of terrace space, giving it a sense of openness that is rare in such a central location. Inside, the home unfolds with an easy, comfortable layout. The entrance hall opens into a bright living and dining area, where natural light pours in from the generous terraces that wrap around the property. These outdoor spaces extend the home beautifully, two east facing terraces so you can enjoy those invigorating sun rises plus a larger terrace on the side which captures that amazing sunshine throughout the day and late afternoon. The kitchen is fully fitted, ready to use from day one, and both bedrooms are doubles with fitted wardrobes. The main bedroom enjoys its own private terrace, adding an extra touch of privacy and outdoor space. A central bathroom completes the interior, and fitted ceiling fans in the lounge and main bedroom ensure a pleasant breeze during the warmer months. All the windows throughout the home are double■glazed, providing comfort and insulation year■round, while every patio door is fitted with shutters for added privacy, security, and shade during the warmer months. This apartment is sold part furnished, making it easy to settle in or prepare for rental use. Although the property does not include private parking, underground spaces in the building are often available for purchase or rent, and the central position means a car is far from essential. La Duquesa is only a 10 minute walk and the bus stop connecting you to Estepona and other coastal towns is just a minute away. The communal pool, which owners can choose to opt into or out of, is a short five■minute walk from the building. The current community fee reflects the owners' decision not to participate in pool access. With its generous outdoor areas, central setting and easy access to the beach, this apartment offers a relaxed coastal lifestyle and strong potential as either a holiday home or a long■term rental investment in one of the Costa del Sol's most convenient seaside towns. There is no parking included but street parking is often available and underground garages do often come up for sale or rent. Contact us to arrange a viewing * Build Size 73 m² * Plot Size 125 ■m² * ■Communal ■Pool * ■Mains ■Water * Mains Electric * Telephone Possible * ■Internet ■Possible * Part ■Furnished * Disabled ■Friendly * Private Terrace * Communal fees: ■€50,62 ■per month * IBI ■property ■tax: ■€327,00 ■per ■annum * ■Lift

Features:

Pool, Lift, None