

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

**315,000 €**

Reference: R4926706 Bedrooms: 3 Bathrooms: 2 Build Size: 100m<sup>2</sup> Terrace: 7m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Beautiful 3 bedroom apartment with glazed terrace and sea views in the well-known La Noria residential area. We are welcomed into the apartment by the entrance hall and a large and bright living room, with a large dining space and access to the glazed terrace with sea views. The kitchen is spacious, independent and fully equipped with appliances, as well as an extra laundry area. The master bedroom has an ensuite bathroom. The other 2 bedrooms are of a good size and there is another full family bathroom next to them. All bedrooms have large built-in wardrobes and the entire home enjoys marble floors. The property includes a private parking space and storage room in the price. The urbanization, which is a small and quiet enclave in the well-known town of San Luis de Sabinillas, has a 24/7 security doorman. At the foot of one of the most beautiful beaches on the Costa del Sol, this urbanization has 2 paddle tennis courts, a communal pool, a children's pool and a playground. It has well-maintained gardens and landscaped areas with small fountains and benches that invite you to relax in the shade of the palm trees. In addition, it is located right on the promenade that runs from Bahía de Casares to Punta de Chullera, the ideal path for long walks along the coastline. The location of this development is quite unique, as on the one hand it is right next to the city centre, close to all services (from the health centre to pharmacies and shops) and, in addition, it is quiet and peaceful. It is only a few minutes walk from the city's sports complex with multiple tennis courts, paddle tennis courts, a sports pool, a sauna and spa area, as well as multiple sports and aerobics classes for children and adults. Given its central location, there are many restaurants and bars nearby, as well as all supermarkets.

Residents of this exclusive development have access to a host of resort-style amenities, including a sparkling pool to cool off in on hot summer days, a tennis court for leisurely games with friends or family, and a dedicated children's play area, ensuring fun-filled days for all ages. Additionally, the community features meticulously manicured gardens, creating a serene oasis amidst the vibrant coastal atmosphere.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Access for people with reduced mobility

### Views

Sea  
Panoramic

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity

### Orientation

North East

### Setting

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

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Bargain  
Beachfront  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground