



## 1 Cuarto Apartamento en venta en San Luis de Sabinillas, Málaga

245.000€



**Exclusive Beachfront Penthouse in La Noria III** Located in the prestigious La Noria III urbanization, this spectacular beachfront penthouse offers panoramic views of the sea and mountains. Its brightness and modern design make it a gem, ready to live in or to be rented out.

**Main Features:**

**Interiors:** The apartment, in impeccable condition, has state-of-the-art air conditioning, a completely renovated bathroom with a walk-in shower, modern appliances, and marble finishes. It consists of a spacious living room, a bedroom, and a family bathroom.

**Terrace:** Facing south, part of it has been glazed with lumen and roofed, turning it into an additional space to enjoy all year round. It is equipped with awnings for added comfort.

**Amenities:** The penthouse comes with a parking space in an underground garage with video surveillance and a large storage room.

**La Noria III Residential:** This quiet enclave in the heart of San Luis de Sabinillas offers 24/7 security and direct access to one of the most beautiful beaches on the Costa del Sol. Residents can enjoy 2 paddle courts, a soccer field, swimming pools, and play areas for children. The gardens, adorned with fountains and benches, are perfect for relaxing under the palm trees.

**Location:** Despite its proximity to the city center and essential services such as pharmacies, shops, and the health center, the urbanization maintains a serene atmosphere. A short walk away is the local sports complex with facilities for tennis, paddle, swimming pool, sauna, spa, and sports classes. In addition, a variety of restaurants, bars, and a Lidl store are conveniently located nearby. This penthouse is a perfect combination of luxury, comfort, and strategic location. Ideal for those looking for an exclusive home on the Costa del Sol.

- |                             |   |   |
|-----------------------------|---|---|
| 1 Cuarto                    | 1 cuarto de baño                        | 52m <sup>2</sup> Tamaño de construcción |
| Condition - Excellent       | Condition - Good                        | Features - Fiber Optic                  |
| Category - Resale           | Category - Holiday Homes                | Features - Near Transport               |
| Features - Marble Flooring  | Features - Ensuite Bathroom             | Features - Private Terrace              |
| Features - Fitted Wardrobes | Features - Lift                         | Climate Control - Hot A/C               |
| Climate Control - Cold A/C  | Condition - Recently Renovated          | Climate Control - Air Conditioning      |
| Features - Double Glazing   | Features - Covered Terrace              | Features - Paddle Tennis                |
| Category - Beachfront       | Access for people with reduced mobility | X                                       |