

## 1 chambre Appartement à vendre dans San Luis de Sabinillas, Málaga

233.000€



Unique penthouse with 2 terraces in Sabinillas Sol, second line beach. Located just metres from the beach in the sought-after urbanisation of Sabinillas Sol in San Luis de Sabinillas, this bright and unique penthouse enjoys two spacious terraces of approximately 20 m<sup>2</sup> each, both with sea views and different orientations, allowing you to enjoy sun throughout the day from morning to evening. The property offers 1 bedroom and 1 bathroom. The bedroom opens directly onto the south-facing terrace and benefits from fitted wardrobes with additional storage cupboards above, making excellent use of the available space. The bathroom has been renovated and features a modern walk-in shower. The open-plan living room and kitchen is filled with natural light and has patio doors leading out to the second terrace, creating a wonderful indoor-outdoor living space. The apartment is presented in excellent condition and features a modern fitted kitchen, fully equipped with appliances except for a dishwasher. There is split-unit air conditioning in both the lounge and the bedroom, as well as ceiling fan lights in both rooms. The property is being sold fully furnished and has been carefully arranged to make the most of the space available. The bed base is lift-up and provides useful storage underneath, and there is also a storage shed on one of the terraces, offering a practical solution despite there being no separate storeroom. Fibre optic internet is already connected. The building has lift access, which also goes directly down to the underground garage, where the private parking space is conveniently located just a short distance from the lift. The garage is accessed via a key-fob operated electric door and is fitted with security cameras. Sabinillas Sol is a gated community with a very good security record, video entry system, and a large communal swimming pool with lifeguard during the summer months. From the complex, it is only around 100 metres to the paseo and the beach, while shops, supermarkets, tapas bars and restaurants are all within easy walking distance. La Duquesa Marina can be reached in around 15 minutes on foot along the seafront promenade. An added benefit is the private garage space, which may also represent an attractive investment, with an estimated resale value of over €20,000 or potential rental income of around €60 per month.

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|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  1 chambre                   |  1 salle de bains            |  62m <sup>2</sup> Taille de construction |
|  Category - Bargain          |  Category - Holiday Homes    |  Category - Investment                   |
|  Category - Resale           |  Pool Views                  |  Climate Control - Air Conditioning      |
|  Climate Control - Cold A/C  |  Climate Control - Hot A/C   |  Condition - Excellent                   |
|  Features - Double Glazing   |  Features - Ensuite Bathroom |  Features - Fiber Optic                  |
|  Features - Fitted Wardrobes |  Features - Lift             |  Features - Private Terrace              |
|  Features - Satellite TV     |  Furniture - Fully Furnished |  Furniture - Optional                    |
|  Furniture - Part Furnished  |                                                                                                                 |                                                                                                                               |