

## Leilighet til salgs i San Luis de Sabinillas, Málaga

145.000€

This delightful ground floor apartment is situated in a quiet, gated residential complex right in the heart of San Luis de Sabinillas, one of the most popular seaside towns along the Costa del Sol. Thoughtfully designed to combine comfort and convenience, the property offers an inviting atmosphere and a great balance between indoor and outdoor living. As you step into the apartment, you'll notice how the living area opens seamlessly onto a spacious private terrace of approximately 12m<sup>2</sup>. Overlooking the lush green gardens and the communal pool, the terrace offers an ideal setting to enjoy your morning coffee, unwind in the afternoon sun, or spend warm evenings dining al fresco. The current owners have enhanced the outdoor area with tasteful decoration and greenery, making it a cozy and welcoming extension of the home. Inside, the apartment is in excellent condition. It features attractive marble flooring throughout, and a semi-open kitchen that is functional and well-integrated into the main living space. The bathroom includes a bathtub and is finished in a neutral, timeless style. The apartment is sold furnished and ready to move into, which makes it a convenient option whether you're looking for a holiday escape, a rental investment, or a charming year-round residence. The property is located within a private urbanization that is well cared for and offers access to communal facilities including a large swimming pool, garden areas, and a children's play area just next to the building. The complex also includes a sauna, and the apartment enjoys an easterly orientation, allowing for soft morning light and cooler evenings. Another advantage is its position directly opposite a public park, adding a sense of space and greenery to the surroundings. One of the greatest assets of this home is its location. From here, you're just a five-minute walk from the beach and the lovely coastal promenade. Local schools are only a few minutes away on foot, making it a practical choice for families. The charming marina of La Duquesa, known for its relaxed atmosphere and great selection of restaurants, is less than ten minutes away on foot. A variety of shops, supermarkets, cafés, and other services are also nearby, allowing you to enjoy a car-free lifestyle if you wish. For golf lovers, several renowned courses can be reached in under ten minutes by car. With its blend of comfort, location, and charm, this apartment offers an ideal opportunity to enjoy everything Sabinillas has to offer in a home that feels peaceful, practical, and full of life.

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|--|---|---|
|  0 soverom |  1 baderom |  42m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> Category - Bargain                                       | <input checked="" type="checkbox"/> Category - Contemporary                                   | <input checked="" type="checkbox"/> Category - Holiday Homes  |
| <input checked="" type="checkbox"/> Category - Investment                                    | <input checked="" type="checkbox"/> Category - Reduced  | <input checked="" type="checkbox"/> Category - Resale   |
| <input checked="" type="checkbox"/> Condition - Excellent                                    | <input checked="" type="checkbox"/> Features - Covered Terrace                                | <input checked="" type="checkbox"/> Features - Fitted Wardrobes   |
| <input checked="" type="checkbox"/> Features - Marble Flooring                               | <input checked="" type="checkbox"/> Features - Near Transport                                 | <input checked="" type="checkbox"/> Features - Private Terrace  |
| <input checked="" type="checkbox"/> Air Conditioning: Yes                                    | <input checked="" type="checkbox"/> Features - Utility Room                                   | <input checked="" type="checkbox"/> Furniture - Fully Furnished   |
| <input checked="" type="checkbox"/> Garden - Communal  | <input checked="" type="checkbox"/> Kitchen - Fully Fitted                                    | <input checked="" type="checkbox"/> Orientation - East  |
| <input checked="" type="checkbox"/> Pool - Communal  | <input checked="" type="checkbox"/> Security - Gated Complex                                  |   |