

SAN LUIS DE SABINILLAS

250 000 €

[redacted] R5045977

# [redacted] San Luis De Sabinillas

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|---|---|---|---|
| 2 | 2 | 82 m² | 7 m² |
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Charming 2-Bedroom Apartment in a Frontline Beach Urbanization in San Luis de Sabinillas Just steps from the sea, this cozy 2-bedroom, 2-bathroom apartment in San Luis de Sabinillas perfectly combines comfort, coastal lifestyle, and everyday practicality. Located in a private urbanization on the frontline of the beach, it offers direct access to the promenade without the need to cross any roads—an ideal setting to enjoy the Mediterranean with total convenience and safety. The property offers 82 m² of well-utilized space. The bright and spacious living-dining room opens onto a private terrace with urban and mountain views. Large windows flood the space with natural light, creating a warm and welcoming atmosphere throughout the day. The independent kitchen is fully equipped with modern appliances and offers plenty of storage. Adjacent to it, the current utility room presents the opportunity to be transformed into a small outdoor nook—perfect for enjoying a morning coffee with a view. Both bedrooms are generously sized and feature built-in wardrobes. The master bedroom has an en-suite bathroom, while the second full bathroom is ideal for guests or everyday use. The layout is functional and well-suited both for year-round living and for seaside getaways. The property includes an underground parking space, adding to the overall convenience. The gated urbanization offers excellent communal facilities: beautifully maintained gardens, padel courts, and an impressive swimming pool with a 450 m² water surface area, as well as a separate children's pool. Security is ensured with 24-hour surveillance and security cameras throughout the complex. The location is unbeatable. All essential services—supermarkets, shops, cafés, and restaurants—are within a five-minute walk. In just ten minutes on foot, you can reach La Duquesa Marina, known for its lively atmosphere, seafront dining, and local charm. The property also enjoys excellent access to the A-7 motorway and public transport, making it easy to reach Estepona, Sotogrande, Marbella, and Gibraltar. Whether as a main residence, holiday home, or investment, this apartment offers a unique combination of prime beachfront location, comfort, and quality of life. Don't miss the opportunity to view it. Contact us today to schedule a visit.

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