



**Property type :** Apartment

**Location :** San Luis de Sabinillas

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southeast

**Views :** Sea views

**Parking :** 1 underground parking

**House area :**

77 m<sup>2</sup>

- ✓ Close to beach
- ✓ Near golf
- ✓ Walking distance beach
- ✓ Furnished

- ✓ Close to golf
- ✓ Tennis court
- ✓ Terrace

- ✓ Close to sea
- ✓ Storage room
- ✓ White goods



Frontline beach: Spacious two-bedroom apartment in the La Noria urbanization that is right on the beachfront in the beautiful town of San Luis de Sabinillas.

The apartment is very bright and has an east-facing terrace, with morning sun. It is in excellent condition and ready to move in. It features spacious closets, air conditioning in the living room, and a beautiful wooden countertop in the kitchen. It consists of two bedrooms, a large living-dining room, a fully furnished kitchen, a small laundry room, and a large family bathroom with a bathtub and bidet. The home is built to a very high standard with marble floors, double-glazed windows, and built-in wardrobes with white lacquered doors. Additionally, the home includes a private underground parking space in the garage, which is monitored, and a large storage room.

The urbanization has 24-hour security with a guard always on the premises. The complex features extensive gardens with fountains and benches inviting relaxation in the shade of the palm trees. Of course, there is a large swimming pool and also a small pool for children. It also has two paddle tennis courts, a football field, and two playgrounds.

The urbanization has a strategic location, as it is close to all services and yet slightly removed from the noise of the center. It is right on the beach with direct access to the promenade and the beach.

The Sabinillas sports center is a few hundred meters away. There, you will find paddle tennis, tennis, and football courts and several rooms for classes. You can participate in many different classes – from tennis and paddle tennis to aerobics, yoga, and various sports (football, judo, etc.). Additionally, there is a heated indoor sports pool. There are also several water classes for children and adults, including swimming lessons, water aerobics, baby swimming, and more. Additionally, there is a spa with a sauna that invites relaxation.

The location is perfect for a family because the urbanization has a playground and there is also a large playground and several nurseries and schools nearby.

It is not necessary to have a car because you can access all services on foot: it is located a few minutes' walk from the city center (schools, medical center, pharmacy, etc.) and is very close to the beach clubs located on the beach of Bahia de Casares, beach bars on Sabinillas beach, shops, restaurants, bars, and stores. There is a large Lidl a few hundred meters away, and another Mercadona and SuperSol within a 5-10 minute walk. It is about 5 minutes by car to the Port of La Duquesa and only 10 minutes to Estepona.

This is an ideal opportunity for those looking to live by the beach.

This apartment is an excellent investment and, due to its beachfront location, has great rental potential due to its prime location on the first line of the beach.

Don't miss this irresistible offer!

