

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

280.000€



First line of the beach: Spacious two-bedroom apartment in the La Noria III urbanization, which 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, ready to move in and live. 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, a large family bathroom with a bathtub and bidet. The house is built to a very high standard with marble floors, double glazed windows, built-in wardrobes with white lacquered doors. In addition, the house has a private underground parking space in the monitored garage and also a large storage room. The urbanization has 24-hour security and there is always a guard on the premises. The complex has large gardens with fountains and benches that invite you to relax 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 soccer field, and two playgrounds. The urbanization has a strategic location, as it is close to all services and at the same time timidly removed from the noise of the center. It is on the beachfront with direct access to the promenade and the beach. The Sabinillas sports center is a few hundred meters away. There, there are paddle tennis, tennis, and soccer courts, and several rooms for classes. You can participate in many different classes - from tennis and paddle tennis, to aerobics, yoga, and various sports (soccer, Judo, etc.). In addition, there is an indoor and heated sports pool. There are also various water classes for children and adults, including swimming lessons, water aerobics, baby swimming, and more. In addition, there is a spa with a sauna that invites you to relax. 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, as 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, Chiringuitos of the beach of Sabinillas, shops, restaurants, bars, and stores. There is a large Lidl a few hundred meters away, and another Mercadona and SuperSol 5-10 minutes' walk away. It is about 5 minutes by car to

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|---|--|---|
| 2 chambres  | 1 salle de bains   | 86m <sup>2</sup> Taille de construction                         |
| <input checked="" type="checkbox"/> Condition - Excellent                   | <input checked="" type="checkbox"/> Features - Fiber Optic     | <input checked="" type="checkbox"/> Category - Resale           |
| <input checked="" type="checkbox"/> Category - Holiday Homes                | <input checked="" type="checkbox"/> Features - Near Transport  | <input checked="" type="checkbox"/> Features - Marble Flooring  |
| <input checked="" type="checkbox"/> Features - Ensuite Bathroom             | <input checked="" type="checkbox"/> Features - Private Terrace | <input checked="" type="checkbox"/> Features - Fitted Wardrobes |
| <input checked="" type="checkbox"/> Features - Lift                         | <input checked="" type="checkbox"/> Climate Control - Hot A/C  | <input checked="" type="checkbox"/> Climate Control - Cold A/C  |
| <input checked="" type="checkbox"/> Climate Control - Air Conditioning      | <input checked="" type="checkbox"/> Features - Double Glazing  | <input checked="" type="checkbox"/> Features - Covered Terrace  |
| <input checked="" type="checkbox"/> Features - Paddle Tennis                | <input checked="" type="checkbox"/> Category - Beachfront      | <input checked="" type="checkbox"/> Category - Bargain          |
| <input checked="" type="checkbox"/> Access for people with reduced mobility | <input checked="" type="checkbox"/> Features - Handicap access | <input checked="" type="checkbox"/> X                           |