

## 3 bedroom Apartment for sale in San Luis de Sabinillas, Málaga

310,000€



Beautiful 3-bed apartment with terrace and sea views in the well-known residential La Noria. We are welcomed to the apartment by a spacious entrance hall. The living room is large and bright, with dedicated dining space. From here we get direct access to the terrace, with stunning sea views. The kitchen is independent and fully equipped with appliances. It also has a utility room. The master bedroom has en-suite bathroom with bathtub. The other 2-bedrooms are of a good size and there is another full family bathroom next to them. All bedrooms have large fitted wardrobes and the house has marble floors throughout. The property includes a private parking space and storage room in the price and it is sold fully furnished. The urbanization, which is a small, quiet enclave in the bustling town of San Luis de Sabinillas, has 24/7 security with a guard always being somewhere nearby. It has a privileged location, right at one of Costa del Sol's most beautiful beaches, to which it has a direct entry/exit. The urbanization features 2 paddle tennis courts, a community pool, a children's pool and playground. It has beautifully maintained gardens with small fountains and benches throughout inviting to relax in the shadow of the palm trees. The urbanization has is located right at the beach promenade that goes all the way from Buenas Noches down to La Chullera so it's ideal for long strolls. The location of this urbanization is quite unique, because on one hand it is located right next to the city center, close by to all amenities (from the health center to pharmacies and shops), but on the other hand it is peaceful and quiet. It is just a few minutes' walk to the city's sports complex with multiple tennis courts, paddle tennis courts, a sports swimming pool, a sauna & spa area as well as a number of different sports & aerobics classes for both children and adults. Given its central location, there are multiple restaurants and bars nearby, and a large Lidl store is located just on the opposite side of the road.

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|---|---|---|
| <input type="checkbox"/> 3 bedrooms                             | <input type="checkbox"/> 2 bathrooms                          | <input type="checkbox"/> 100m <sup>2</sup> Build size                       |
| <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 - Storage Room   | <input checked="" type="checkbox"/> Features - Private Terrace              |
| <input checked="" type="checkbox"/> Features - Fitted Wardrobes | <input checked="" type="checkbox"/> Features - Lift           | <input checked="" type="checkbox"/> Features - Utility Room                 |
| <input checked="" type="checkbox"/> Features - Satellite TV     | <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"/> Access for people with reduced mobility |
| <input checked="" type="checkbox"/> Features - Handicap access  | <input checked="" type="checkbox"/> X                         | <input checked="" type="checkbox"/> Fully Furnished                         |

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