

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

305,000€



Beautiful 3 bedroom apartment with glazed terrace and sea views in the well-known La Noria residential area. We are welcomed into the apartment by the entrance hall and a large and bright living room, with a large dining space and access to the glazed terrace with sea views. The kitchen is spacious, independent and fully equipped with appliances, as well as an extra laundry area. The master bedroom has an ensuite bathroom. The other 2 bedrooms are of a good size and there is another full family bathroom next to them. All bedrooms have large built-in wardrobes and the entire home enjoys marble floors. The property includes a private parking space and storage room in the price. The urbanization, which is a small and quiet enclave in the well-known town of San Luis de Sabinillas, has a 24/7 security doorman. At the foot of one of the most beautiful beaches on the Costa del Sol, this urbanization has 2 paddle tennis courts, a communal pool, a children's pool and a playground. It has well-maintained gardens and landscaped areas with small fountains and benches that invite you to relax in the shade of the palm trees. In addition, it is located right on the promenade that runs from Bahía de Casares to Punta de Chullera, the ideal path for long walks along the coastline. The location of this development is quite unique, as on the one hand it is right next to the city centre, close to all services (from the health centre to pharmacies and shops) and, in addition, it is quiet and peaceful. It is only a few minutes walk from the city's sports complex with multiple tennis courts, paddle tennis courts, a sports pool, a sauna and spa area, as well as multiple sports and aerobics classes for children and adults. Given its central location, there are many restaurants and bars nearby, as well as all supermarkets. Residents of this exclusive development have access to a host of resort-style amenities, including a sparkling pool to cool off in on hot summer days, a tennis court for leisurely games with friends or family, and a dedicated children's play area, ensuring fun-filled days for all ages. Additionally, the community features meticulously manicured gardens, creating a serene oasis amidst the vibrant coastal atmosphere.

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|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms |  2 bathrooms |  100m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Access for people with reduced mobility                   | <input checked="" type="checkbox"/> Category - Bargain                                          | <input checked="" type="checkbox"/> Category - Beachfront                                                          |
| <input checked="" type="checkbox"/> Category - Investment                                     | <input checked="" type="checkbox"/> Category - Contemporary                                     | <input checked="" type="checkbox"/> Category - Holiday Homes                                                       |
| <input checked="" type="checkbox"/> Climate Control - Cold A/C                                | <input checked="" type="checkbox"/> Category - Resale                                           | <input checked="" type="checkbox"/> Climate Control - Air Conditioning                                             |
| <input checked="" type="checkbox"/> Condition - Recently Renovated                            | <input checked="" type="checkbox"/> Climate Control - Hot A/C                                   | <input checked="" type="checkbox"/> Condition - Excellent                                                          |
| <input checked="" type="checkbox"/> Features - Ensuite Bathroom                               | <input checked="" type="checkbox"/> Features - Covered Terrace                                  | <input checked="" type="checkbox"/> Features - Double Glazing                                                      |
| <input checked="" type="checkbox"/> Features - Marble Flooring                                | <input checked="" type="checkbox"/> Features - Fitted Wardrobes                                 | <input checked="" type="checkbox"/> Features - Lift                                                                |
|                                                                                               | <input checked="" type="checkbox"/> Features - Near Transport                                   | <input checked="" type="checkbox"/> Laundry Room                                                                   |

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