



Ground Floor Apartment in San Luis de Sabinillas

Price € 780,000

Bedrooms	3
Bathrooms	2
Build Size	115 m²
Terrace	167 m²
Plot Size	452 m²

SETTING

- | | | |
|-------------------|--------------------|----------------------------|
| ✓ Beachfront | ✓ Town | ✓ Commercial Area |
| ✓ Beachside | ✓ Village | ✓ Close To Golf |
| ✓ Close To Port | ✓ Close To Shops | ✓ Close To Sea |
| ✓ Close To Town | ✓ Close To Schools | ✓ Close To Forest |
| ✓ Close To Marina | ✓ Urbanisation | ✓ Front Line Beach Complex |

ORIENTATION

- | | | |
|--------|--------------|---------|
| ✓ East | ✓ South East | ✓ South |
|--------|--------------|---------|

CONDITION

- ✓ Excellent

POOL

- | | | |
|------------|-----------------|-------------------|
| ✓ Communal | ✓ Room For Pool | ✓ Children`s Pool |
|------------|-----------------|-------------------|

CLIMATE CONTROL

- | | | |
|--------------------|-----------|------------|
| ✓ Air Conditioning | ✓ Hot A/C | ✓ Cold A/C |
|--------------------|-----------|------------|

VIEWS

- | | | |
|----------|---------|-------------|
| ✓ Sea | ✓ Beach | ✓ Panoramic |
| ✓ Garden | ✓ Pool | ✓ Courtyard |

FEATURES

- | | | |
|---|----------------------|--------------------|
| ✓ Covered Terrace | ✓ Lift | ✓ Fitted Wardrobes |
| ✓ Near Transport | ✓ Private Terrace | ✓ Satellite TV |
| ✓ WiFi | ✓ Games Room | ✓ Paddle Tennis |
| ✓ Storage Room | ✓ Utility Room | ✓ Ensuite Bathroom |
| ✓ Access for people with reduced mobility | ✓ Marble Flooring | ✓ Barbeque |
| ✓ Double Glazing | ✓ Restaurant On Site | ✓ Courtesy Bus |
| ✓ Near Church | ✓ Fiber Optic | |

FURNITURE

- ✓ Optional

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex
- ✓ Entry Phone

PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ Street
- ✓ Communal
- ✓ Private
- ✓ EV charge point

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

GROUND FLOOR APARTMENT ON THE FRONT LINE OF THE BEACH, featuring a 167 m² terrace plus a 170 m² private garden, located in Sabinillas with direct access to the magnificent beach and just 1 minute's walk from the town's commercial area where you will find all kinds of shops and leisure facilities. This property is perfect for enjoying the sun until the very last hour of the day, as well as stunning sea views. It combines comfort, brightness, privacy, and a unique style, offering a true home by the beach. Set within a gated community with swimming pools, paddle tennis courts, a children's play area, and 24-hour security. The location is unbeatable, just a few minutes' drive from Estepona and Sotogrande and close to several golf courses in the area. The property includes a garage and storage room, combining practicality and comfort in a safe and fully equipped environment. A property that truly must be visited!

[View Property Online](#)

GALLERY







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