

Reference: R5255581



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



# Ground Floor Apartment in San Luis de Sabinillas

Price **€ 780,000**

Bedrooms	<b>3</b>
Bathrooms	<b>2</b>
Build Size	<b>115 m<sup>2</sup></b>
Terrace	<b>167 m<sup>2</sup></b>
Plot Size	<b>452 m<sup>2</sup></b>

## SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Town
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Forest
- ✓ 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
- ✓ Near Transport
- ✓ WiFi
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Near Church
- ✓ Lift
- ✓ Private Terrace
- ✓ Games Room
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Restaurant On Site
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Paddle Tennis
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Courtesy Bus

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

**GARDEN**

- ✓ Communal

**SECURITY**

- ✓ Gated Complex
- ✓ Entry Phone

**PARKING**

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

- ✓ Covered
- ✓ Communal

**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 m<sup>2</sup> terrace plus a 170 m<sup>2</sup> 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







ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)