Semi-Detached House in San Luis de Sabinillas

€325,000

San Luis de Sabinillas, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 72 m² | Terrace: 10 m²









Overview

SEMI-DETACHED VILLA IN THE HEART OF SAN LUIS DE SABINILLAS

This semi-detached villa is conveniently located in the center of San Luis de Sabinillas, just a short walk from the beach and all the amenities the town has to offer. The property boasts 72 m² of living space, a terrace of approximately 10 m², three bedrooms, and two bathrooms, making it an attractive option both as a primary residence and as a second home by the sea.

Its east and southeast orientation provides ample natural light and allows for the enjoyment of pleasant outdoor spaces. The property features a private terrace, as well as communal gardens, a communal swimming pool and children's pool, and a nearby playground. Furthermore, the kitchen is brand new, offering functionality and

convenience for everyday living.

One of its main attractions is precisely its location. The beach and promenade of Sabinillas are just a short walk away, as are supermarkets, shops, restaurants, paddle tennis and tennis courts, schools, and all kinds of amenities. Puerto de la Duquesa is approximately a 15-20 minute walk or a 3-5 minute drive, while La Duquesa golf course is about a 5-minute drive from the port.

The property also enjoys excellent connections to the main towns on the western Costa del Sol: Estepona is about a 20-minute drive away, while Sotogrande and Marbella are approximately 15 and 35 minutes away, respectively. Gibraltar and its airport are about 30-35 minutes away, and Málaga Airport is approximately 1 hour and 10-15 minutes away.

A particularly interesting property for those looking to live near the sea, have all services within easy reach and enjoy the atmosphere of a coastal town all year round, without sacrificing good transport links with Estepona, La Duquesa, Sotogrande and the rest of the Costa del Sol.

Amenities

Setting: Beachside, Village, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation

Condition: Excellent Condition, Recently Renovated

Pool: Communal Pool, Childrens Pool

Views: Garden Views

Features: Private Terrace, Ensuite Bathroom, Fiber Optic

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Landscaped Garden, Easy Maintenance Garden

Security: Gated Complex

Parking: Street Parking

Utilities: Electricity, Drinkable Water, Telephone

Category: Holiday Homes, Resale

Taxes & Fees

Community: €600 per year
IBI: €282 per year

Contact

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