



MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5496832 305.000 €

BEDS

2

BATHS

1

BUILT

85 m²

TERRACE

30 m²

Refurbished First-Floor Apartment with Pool and Padel Views – Residencial Duquesa

A few minutes from the centre and the beach, in the popular, landscaped Residencial Duquesa, this refurbished first-floor apartment looks onto one of the pools and the padel courts.

A secure, well-run gated community in contemporary Spanish style: mature communal gardens, several pools, padel courts, safe pedestrian paths for children, play areas and a concierge office with daily support for residents.

Terraces

The main terrace faces a pool and a padel court. It is split into an open sunny area with new outdoor furniture and a glazed dining space. Sliding glass panels and doors let you use it for dining, relaxing or entertaining all year. A second terrace off the kitchen houses the new water heater and has space for drying clothes.

Parking and access

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

IDILIQ

ESTATES

Private parking space and a lockable storage room in the underground garage, with electronic-key access. A lift next to the apartment door connects conveniently to the garage.

Interior

Very good condition and décor. Extensively updated: new ceiling lights, curtains and decorative details. Shutters plus a Securitas-monitored alarm. Fully equipped kitchen with oven and washing machine. Recent electrical and plumbing improvements, new water heater and extra storage. Kitchenware and crockery included — ready for immediate use.

Living room with a comfortable L-shaped sofa, new 75-inch smart TV, artwork and plants.

Two main bedrooms with fitted wardrobes and inner drawers, and flexible sleeping layouts. The master has a king-size bed that can split into two singles, plus under-bed storage. The second has two adult-size bunks, extra storage and views of a padel court and the gardens.

A further room is currently used as a children's bedroom or office — useful for families, guests or working from home. Original plumbing points remain under the floor, so a second bathroom could be reinstated if desired.

Recently redecorated bathroom: large shower, toilet with bidet spray and washbasin with storage.

Sold fully furnished as shown, contents included in the asking price. Ready to move in as a permanent home, an easy second residence or a ?rental ?investment.

Flexible ?layout, ?private ?parking and ?store, communal facilities, ?gardens, concierge ?and proximity ?to the centre and ?the beach ?make this a ?practical ?Costa ?del ?Sol ?choice.

Viewing ?highly ?recommended.



