

# BULK

REAL ESTATE



## MIDDLE FLOOR APARTMENT IN SAN LUIS DE SABINILLAS

San Luis de Sabinillas

**REF# R5381902 – 247.000 €**

1  
Beds

1  
Baths

64 m<sup>2</sup>  
Built

99 m<sup>2</sup>  
Terrace

Since this is a first-floor apartment, the massive 75 m<sup>2</sup> terrace is a truly unique feature—essentially providing a private "outdoor courtyard" feel right in the center of town.

?Exclusive First-Floor Apartment with 89 m<sup>2</sup> of Private Terraces

?Central Sabinillas | 1 Bedroom | 1 Generous Bathroom

?Rarely does a 1-bedroom apartment offer this much private outdoor space. Located on the first floor of a well-maintained central complex, this south-facing property combines the convenience of town living with the footprint of a much larger home.

?The Standout Feature: Two Private Terraces

?The outdoor space is the soul of this property, split into two distinct areas:

?The Breakfast Terrace (14 m<sup>2</sup>): A generous covered space directly off the living area, perfect for morning coffee while overlooking the street and mature communal gardens.

?The Massive Utility Terrace (75 m<sup>2</sup>): A sprawling, uncovered area that offers huge potential to build. This is a "blank canvas" where you could create an outdoor lounge, a private gym, or even additional enclosed

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living space (subject to community permissions).

?Property Highlights

?Interior: 67 m<sup>2</sup> of bright, south-facing living space in excellent condition.

?The Bathroom: One large, well-appointed bathroom designed for comfort.

?Complex Amenities: Enjoy a beautiful communal swimming pool, lush manicured gardens, and lift access for total convenience.

?Unbeatable Central Location

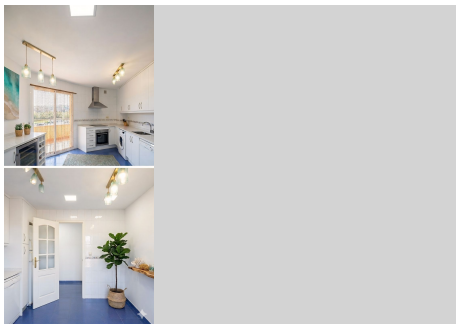
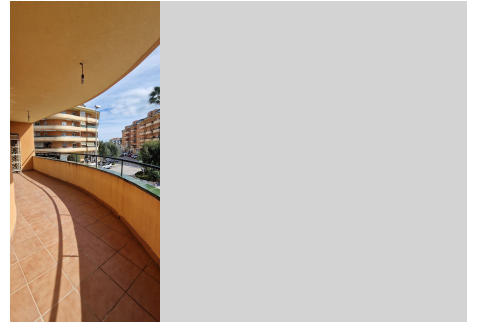
?Forget the car—you are perfectly positioned to walk everywhere:

?The Beach: Just a short stroll to the sandy shores and the Sabinillas promenade.

?The Port: Close to the vibrant Puerto de la Duquesa for dining and entertainment.

?Daily Life: Steps away from shops, schools, transport links, and local restaurants.

?Some of the images are using home staging to give you an example of how the spaces could look.



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