

■■■■■■■■ ■ Sabinillas, Manilva

■■■■■■■■■■: 968A



■■■■■: 3

■■■■■: 2

M²: 127

■■■■: 350 000 €

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■■■■ ■■■■■ : 22nd

■■■■■■■ 2026



■■■■■■■■■■:Spacious three-bedroom apartment with a large terrace, located in the Villa Matilde residential complex in San Luis de Sabinillas, within walking distance of the beach and in the centre of the town, with all essential amenities close at hand.

The property offers 114.68 m² of usable space and 127.40 m² of built area, including a private 18.23 m² terrace.

The apartment features a functional layout with a spacious living and dining area, three bedrooms and two bathrooms.. A major advantage of the property is its spacious, separate kitchen, designed in an elegant English-style aesthetic.

The heart of the apartment is the bright living area, with direct access to the 18 m² private terrace, which serves as a natural extension of the living room and is ideal for enjoying morning coffee, family meals or relaxing in the evening.

Another advantage is access to a large patio within the building.

The property also includes a private parking space in the underground garage, included in the price.

This is a particularly practical feature in a coastal location, where private parking is a valuable asset both for owners using the property themselves and for potential tenants.

Villa Matilde: comfortable living close to the sea

Villa Matilde is located in San Luis de Sabinillas, on the western Costa del Sol - a location that combines easy access to the beach and everyday amenities with convenient connections to Estepona, Manilva, Puerto de la Duquesa and Sotogrande. Restaurants, shops, cafés, everyday services and the seafront promenade are all located close to the building. The location is ideal both for year-round living and as a second home on the Costa del Sol or an investment property.

Key features:

- 3 bedrooms
- 2 bathrooms
- 114.68 m² usable area
- 127.40 m² built area
- 18.23 m² private terrace
- Spacious living and dining area
- Separate kitchen
- 2 parking spaces in the underground garage
- Storage
- Close to the beach and all amenities of San Luis de Sabinillas
- Attractive location between Estepona and Sotogrande.

We invite you to arrange a viewing of this property. Please contact us for further information.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.
