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## ■■■■■■■■■■■■ ■ San Luis de Sabinillas ■■■■■■■■■■■■: R5214151

■■■■■■■■: 3 ■■■■■■■: 2 M²: 98 ■■■■■: 292 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:3-Bedroom Apartment in the Heart of Sabinillas with VALID TOURIST RENTAL LICENSE – 100 Metres from the Beach Prime Location Located in the centre of San Luis de Sabinillas, within the municipality of Manilva. Just 100 metres from the beach and surrounded by all amenities: supermarkets, pharmacies, restaurants, promenade, public transport and schools. A strategic location ensuring strong demand for both short-term holiday rentals and long-term lets. The Property 98 m² of usable interior space + 6 m² terrace 3 spacious bedrooms with good storage capacity 2 full bathrooms Large living-dining area with direct access to the terrace Terrace ideal for enjoying the climate of the Costa del Sol Comfortable and functional layout VALID TOURIST RENTAL LICENSE – READY TO GENERATE INCOME FROM DAY ONE The property holds an active and fully updated tourist rental license, a key differentiating factor in today's market. No pending administrative procedures No waiting periods Immediate income generation potential Legal security for investors As obtaining new tourist licenses is becoming increasingly restrictive, owning a property with an already granted license makes this apartment a scarce and highly valuable asset. Why Is This an Excellent Investment? High demand for holiday rentals in the area Strong long-term rental market Prime location, virtually second line from the beach Rare product: 3-bedroom apartment near the sea Strong occupancy and optimised profitability thanks to the valid license Key Features 100 metres from the beach 3 bedrooms and 2 bathrooms – ideal for families and investors 98 m² usable space + terrace Valid tourist rental license Walking distance to all amenities – no car needed Spacious living area and practical layout

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Beachfront, None, ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■■, None