



## APARTMENT MITTELGESCHOSS MIT 2 SCHLAFZIMMER

📍 Nueva Andalucía

**REF# R4867486 – 370.000€**

IBI

523 €/JAHR

Müll

185 €/JAHR

Wohngeld

1416 €/JAHR



2

Schlafzimmer



2

Bäder



70 m<sup>2</sup>

Built



8 m<sup>2</sup>

Terrace

This bright and spacious 2-bedroom, middle-floor apartment is situated in the highly sought-after, fully gated Lorcrimar 3 complex, located in the heart of Nueva Andalucía, Marbella. Boasting 70 m<sup>2</sup> of well-designed living space, this south-west facing apartment enjoys an abundance of natural light throughout the

day and offers a private terrace with serene views of the community pool and beautifully landscaped gardens.

Ideally positioned within walking distance to the vibrant Puerto Banus marina, the popular Mistral Beach, and the renowned Real Padel gym, the location of this property is unmatched. In addition to these amenities, you'll find a variety of shops, restaurants, and public transport options close by, ensuring convenience at every turn. For those who travel frequently, Malaga airport is less than a 35-minute drive away, making this an ideal base for both relaxation and connectivity.

Priced at €370,000, this apartment represents excellent value for money in one of the Costa del Sol's most prestigious and desirable areas. The property has been recently repainted and offers exciting potential for an open-plan layout by seamlessly connecting the kitchen to the living room, creating a more spacious and modern living area.

With both a First Occupancy License (LPO) and a tourist rental license already in place, the apartment is perfect for those looking for a profitable rental investment or a hassle-free holiday home. The Lorcrimar 3 complex offers an array of excellent amenities, including a large swimming pool, padel and tennis courts, underground parking, and a private storage room.

Additionally, the property is sold fully furnished, ensuring it's ready for immediate use or to be rented out with minimal effort. Whether you are searching for a permanent residence, a vacation retreat, or a lucrative rental opportunity, this property is a standout choice in the vibrant Marbella real estate market.



