



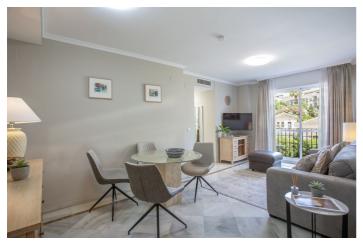
# Middle Floor Apartment for sale in Nueva Andalucía,

#### 295,000 €

## Marbella

Reference: R5081092 Bedrooms: 1 Bathrooms: 1 Build Size: 60m<sup>2</sup> Terrace: 2m<sup>2</sup>









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## Costa del Sol, Nueva Andalucía

RECENTLY REFORMED 1-BEDROOM APARTMENT IN LORCRIMAR 1 This recently renovated and spacious onebedroom, middle-floor apartment is located in the highly sought-after Lorcrimar I complex, in the heart of Nueva Andalucía, Marbella. Ideally positioned within a 15-minute walk of the vibrant Puerto Banús marina, you'll enjoy easy access to an array of shops, restaurants, and nightlife. The popular Mistral Beach is just a 10-minute walk away, and the prestigious Real Padel Club 500 meters away from the apartment. The fully gated community, complete with video surveillance, offers two large communal swimming pools surrounded by beautifully maintained tropical gardens. The apartment boasts 60 m<sup>2</sup> of well-distributed living space, recently upgraded to include a modern kitchen with high-end appliances and a stylish bathroom featuring a walk-in Grohe shower. There is also potential to convert the current layout into an open-plan living space, further enhancing the contemporary feel of the home. Additional features include fitted mirrored wardrobes, ample storage space, and a centralized air conditioning and heating system. Malaga Airport is just a 35-minute drive, while Marbella town is only 10 minutes away. A conveniently located bus stop just minutes from the complex connects you to the entire Costa del Sol. Golf enthusiasts will appreciate the proximity to some of the region's top courses, including Los Naranjos Golf Club, Aloha Golf Club, and Las Brisas Golf Club. Offered at €295,000, this apartment presents exceptional value in one of the Costa del Sol's most desirable locations. With a First Occupancy License (LPO) in place, it is a smart investment-ideal as a holiday home, permanent residence, or for generating rental income. Don't miss this opportunity and book your private viewing today!





#### Features:

Features Lift Near Transport Fitted Wardrobes WiFi Fiber Optic Views Garden Urban

Pool Communal Garden Communal

Utilities Electricity Orientation North West North West

Setting Close To Golf **Close To Port** Urbanisation Close To Sea **Close To Shops Close To Town Close To Schools** Town **Close To Marina** Furniture **Fully Furnished** Security **Gated Complex Entry Phone** Safe Category Holiday Homes Investment Bargain Cheap Golf Resale Contemporary

**Climate Control** Air Conditioning Central Heating

**Condition** Excellent Recently Renovated

Kitchen Fully Fitted Parking Street