



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

555,000 €

Reference: 300-01702P Bedrooms: 3 Bathrooms: 2 Build Size: 131m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spacious 3-Bedroom Apartment in Prestigious Lorcrimar III – Just Steps from Famous Puerto Banús!

Elevate your lifestyle in this elegant ground-floor exterior apartment within the renowned gated community of Lorcrimar III, Nueva Andalucía, Marbella – a serene oasis just a short stroll from the glamour of Puerto Banús. Spanning 130 m<sup>2</sup> built, this accessible home features 3 bedrooms, 2 bathrooms, and thoughtful adaptations for reduced mobility, ensuring comfort for all. With elevator access and central heating alongside air conditioning, it's perfect for year-round enjoyment in a family-friendly setting surrounded by lush tropical gardens, a magnificent adult pool, a dedicated children's pool, 3 padel courts, and 24-hour security for peace of mind.

Key Features:

**Generous Layout:** 3 well-proportioned bedrooms with built-in wardrobes, 2 modern bathrooms, and a sunny terrace for al fresco relaxation – all on a convenient bajo exterior level.

**Practical Extras:** Included garage space and dedicated storage room (trastero) for hassle-free living.

**Comfort & Accessibility:** Full air conditioning and central heating, plus fully adapted access and interiors for people with reduced mobility; elevator for easy entry.

**Community Perks:** Secure urbanization with beautifully maintained tropical gardens, two swimming pools (one for children), three padel courts, and proximity to beaches, shops, and golf courses.

**Prime Location:** Mere steps from Puerto Banús's vibrant marina, luxury boutiques, and dining – blending exclusivity with everyday convenience.

This turnkey gem is an ideal residence or investment in one of Marbella's most coveted urbanizations. Contact us today to schedule a viewing!



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
UncoveredTerrace  
TransportNear  
CloseToChildrenPlayground  
LaundryRoom  
AmenitiesNear  
TennisPaddleCourt  
GroundFloorPatio

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Views

Garden  
Pool

### Condition

Excellent

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System