



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

**339,000 €**

Reference: R5353354 Bedrooms: 2 Bathrooms: 1 Build Size: 95m<sup>2</sup> Terrace: 8m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Opportunity in Lorcrimar, Nueva Andalucía, Marbella!

WITH tenants already in place, your investment delivers immediate returns from day one.

Discover this charming furnished apartment on the second floor of a consolidated residential area. With a privileged location, within walking distance of Puerto Banús and the beach, this property is perfect for those seeking comfort and style in an exclusive setting.

This cozy apartment has 2 bedrooms with built-in wardrobes and one full bathroom. The kitchen is fully equipped. The bright living room has direct access to an east and south-facing terrace, where you can enjoy unobstructed views of the communal gardens and pool.

In addition, the apartment includes a parking space and a storage room. The property is in excellent condition and is equipped with hot/cold pump and air conditioning, guaranteeing your comfort throughout the year.

Don't miss the opportunity to live in one of the most sought-after areas of Marbella. Contact us today for more information or to arrange a viewing!

Excellent location

The Real Club de Padel is 250 metres away

The beach and Puerto Banus less than 15 min away on foot.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
South  
South East

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground