



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5081092    295.000 €

BEDS

1

BATHS

1

BUILT

60 m<sup>2</sup>

TERRACE

2 m<sup>2</sup>

### RECENTLY REFORMED 1-BEDROOM APARTMENT IN LORCRIMAR 1

This recently renovated and spacious one-bedroom, 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.

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# IDILIQ

## ESTATES

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!



