



MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5507902 649.000 €

BEDS

3

BATHS

2

BUILT

136 m²

TERRACE

80 m²

****Spacious 3-Bedroom Apartment with 80 m² Terrace & Tourist Licence – Lorcrimar, Nueva Andalucía****

A fantastic opportunity to purchase a beautifully maintained, fully furnished 3-bedroom apartment in the sought-after ****Lorcrimar development in Nueva Andalucía****, just around a ****10-minute walk from the beach and the marina****.

The apartment enjoys a ****South-West orientation****, providing plenty of sunshine throughout the day and beautiful ****mountain views in the evening****.

The property offers ****3 bedrooms, 2 bathrooms and a separate utility room****, currently equipped with a washing machine, sink and storage/tools. This additional room could easily be adapted for another purpose, such as a ****walk-in wardrobe, office or storage room****.

One of the main highlights is the ****exceptionally large 80 m² terrace****, offering plenty of space for outdoor dining, relaxing and entertaining.

The apartment is located on the ****first floor****, with ****lift access****, and everything is conveniently arranged on ****one level****. There are ****no stairs required to access or move around the property****, making it particularly comfortable and easily accessible.

The property is sold ****fully furnished**** and is in ****very good condition****, ready to move into. It includes a ****large American-style fridge/freezer, wine fridge**** and all the necessary furniture and equipment.

The apartment also comes with a ****private parking space****.

Lorcrimar is a beautiful, well-maintained residential complex with extensive communal gardens and ****several swimming pools****. There are ****two pools plus a children's pool close to the building****.

The property also has a ****valid tourist rental licence****, making it an excellent option both as a permanent home and as an investment property.

****Community fees are exceptionally low for the area:****

* €215/month with short-term rental use

* Approximately €178/month without short-term rental use

A ****great combination of space, sunshine, a huge private terrace, excellent location and strong rental potential****, within easy walking distance of the beach, marina, restaurants, shops and amenities.



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ESTATES

