

## Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 150 m<sup>2</sup> Interior | 50 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 780 IBI | € 178 Rubish tax | € 1,860 Community fees



### Property Description

This recently renovated apartment is situated in the sought-after Lorcrimar area of Nueva Andalucía, Marbella. Offering a blend of comfort and contemporary living, the property features 2 spacious bedrooms and 2 modern bathrooms, including the master en-suite. With a built area of aprox 150m<sup>2</sup> and a generous west facing of aprox 50m<sup>2</sup> terrace, this apartment provides ample space for both indoor and outdoor living.

The apartment is thoughtfully designed with a fully fitted open-plan kitchen, marble floors, fitted wardrobes, and double glazing throughout. The living and dining areas are bright and airy, benefitting from direct access to the private terrace, which offers delightful views of the sea, mountains, gardens, and urban surroundings. Additional features such as air conditioning, security shutters, an alarm system, security entrance, video entrance, and surveillance cameras ensure both comfort and peace of mind.

Residents of this gated community enjoy access to a communal pool and garden, as well as a private parking space for 1 car and lift for added convenience. The property is fully furnished and in

good condition, making it ready for immediate occupancy.

Ideally located, the apartment is close to a variety of amenities including shops, restaurants, schools, golf courses, the beaches, and the famous marina Puerto Banus, as well as the charming town of San Pedro.