

# Apartment in Nueva Andalucía – 2 bedrooms – 2 baths

Bedrooms

2

Bathrooms

2

Built

100m<sup>2</sup>

Terrace

70m<sup>2</sup>

**R5345995**

**property**

**Nueva Andalucía**

**429.000€**

Nueva Andalucía – Marbella – Puerto Banús Great price, non -negotiable This first-floor, south-facing apartment in Lorcrimar 4 boasts an exceptional 70 m<sup>2</sup> terrace, one of the largest you'll find in an apartment in Marbella. The terrace is bordered with wonderful sun-drenched gardens, swimming pools, and a private pool. The property offers 2 well-appointed bedrooms with fitted wardrobes and 2 bathrooms (one en-suite), a fully fitted kitchen, and a bright living area. There is clear potential to open the kitchen to the living room, a popular upgrade already completed by other owners in Lorcrimar to achieve a clean, modern, open-plan layout. Both bedrooms and the living room open directly onto the terrace, and the kitchen can also be connected to the terrace if desired—ideal for indoor-outdoor living. The location is genuinely prime: less than 1.5 km from Puerto Banús and the beach, and within walking distance to minimarkets, a tennis club, one of \*\*Marbella's most prestigious padel clubs with elite gym facilities, and a restaurant. Lorcrimar is well known across the Costa del Sol for its oversized terraces and beautifully maintained communal gardens. Private parking space included. This is a rare opportunity in a highly sought-after area: sun-drenched, spacious, upgradeable, and perfectly positioned. Move in as-is, or modernise and add immediate value.

Covered Terrace

Covered Terrace

Double Glazing

Ensuite Bathroom

Fitted Wardrobes

Lift

Marble Flooring

Near Transport

Private Terrace

Utility Room

WiFi