



Middle Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **100m2** Terrace **70m2**

R5345995

**Middle Floor
Apartment**

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 m² terrace, one of the largest you'll find in an apartment in Marbella. The terrace is bathed with wonderful sunlight all day, have a nice meal or just relax while enjoying open views over landscaped gardens, swimming pools, 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
Ensuite Bathroom
Marble Flooring
Utility Room

Covered Terrace
Fitted Wardrobes
Near Transport
WiFi

Double Glazing
Lift
Private Terrace