



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**350,000 €**

Reference: R5201623   Bedrooms: 2   Bathrooms: 1   Plot Size: 66m<sup>2</sup>   Build Size: 71m<sup>2</sup>   Terrace: 20m<sup>2</sup>




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## Costa del Sol, Nueva Andalucía

Discover this enchanting, fully renovated apartment with a tourist rental licence in the exclusive Urbanización Lorcrimar, nestled in the heart of Nueva Andalucía, Marbella's upscale 'Golf Valley' on the sun-kissed Costa del Sol. This prime location places you just a 5-minute stroll from the glamorous Puerto Banús marina—with its designer boutiques, yacht-filled harbour, fine dining, and vibrant nightlife—and mere steps from pristine beaches like Playa de Mistrál. Surrounded by world-class golf courses such as Aloha and Los Naranjos, international schools, supermarkets, gyms, and restaurants, it offers effortless access to the A-7 motorway for quick trips to Estepona or Málaga Airport. Embrace over 300 sunny days a year in this secure, gated community, ideal for families, expats, or investors seeking high rental yields through short-term lets like Airbnb, thanks to its coveted position and low maintenance costs. Spanning 71 m<sup>2</sup> of stylish interior space with a generous 66 m<sup>2</sup> private patio, this bright and airy residence has been meticulously refurbished with high-quality materials for modern comfort. The thoughtful layout—featuring an entrance hall (1.65m x 1.69m), a fully equipped kitchen (3.22m x 2.49m), a spacious living-dining room (6.18m x 3.34m) flowing seamlessly outdoors, two ample bedrooms (3.43m x 2.92m and 4.17m x 2.92m) with fitted wardrobes, and a contemporary bathroom (2.34m x 1.87m)—creates a welcoming haven. Included are a private parking space and storage room, enhancing everyday convenience. The community boasts well-maintained gardens and a refreshing swimming pool, fostering a resort-like atmosphere with excellent revaluation potential in one of Marbella's most consolidated and exclusive areas. This versatile property combines design, functionality, and a privileged setting—perfect as a permanent home or lucrative investment with strong profitability and minimal upkeep. Contact us today to arrange a viewing and unlock your slice of Mediterranean paradise.



## Features:

### Features

Covered Terrace

Lift

Near Transport

Private Terrace

Storage Room

Marble Flooring

Double Glazing

Fitted Wardrobes

Utility Room

Near Church

Fiber Optic

Access for people with reduced  
mobility

Tennis Court

Paddle Tennis

### Views

Garden

Courtyard

### Orientation

North

West

### Climate Control

Air Conditioning

### Setting

Commercial Area

Close To Golf

Close To Port

Urbanisation

Close To Sea

Close To Shops

Close To Schools

Town

Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Condition

Excellent

Recently Refurbished

Recently Renovated

### Pool

Communal

### Garden

Communal

Private

### Kitchen

Fully Fitted

### Parking

Underground

Garage

Private

Covered