



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

450,000 €

Reference: R5272324   Bedrooms: 2   Bathrooms: 2   Build Size: 90m<sup>2</sup>   Terrace: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Nueva Andalucía – Marbella – Puerto Banús Exclusive listing... If you are looking for a beautiful property with one of the largest terraces in Marbella, congratulations! you found it! Nueva Andalucía – Marbella – Puerto Banús. This first-floor, west-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 bathed with wonderful sunlight from midday to sunset, have a nice meal or just relax while enjoying open views over landscaped gardens, swimming pools, and uninterrupted sunsets. A glimpse of the sea and the coast of Africa in the distance may be enjoyed on clear days. 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.



## Features:

Features	Orientation	Climate Control
Lift	West	Air Conditioning
Near Transport	South West	Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Views	Setting	Condition
Mountain	Close To Port	Excellent
Garden	Urbanisation	
Pool	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
	Optional	
Garden	Security	Parking
Communal	Gated Complex	Garage
	Entry Phone	Private
		Covered
		Communal
Utilities	Category	
Electricity	Resale	
Drinkable Water		