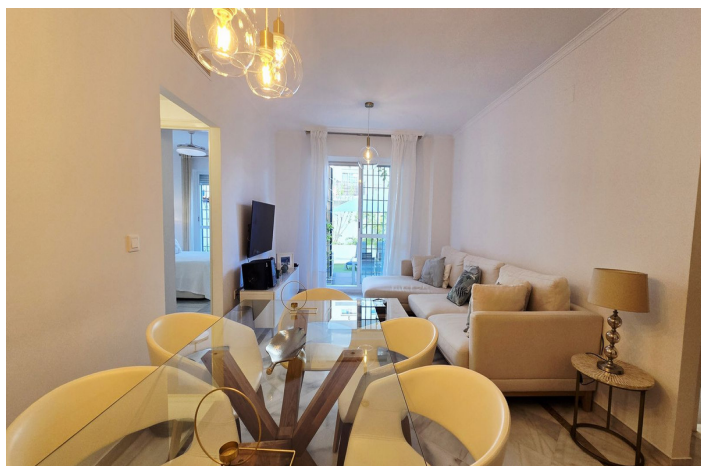




## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

385,000 €

Reference: R5158918   Bedrooms: 2   Bathrooms: 1   Plot Size: 45m<sup>2</sup>   Build Size: 72m<sup>2</sup>   Terrace: 45m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**Stylish 2-Bedroom Ground-Floor Apartment with Oversized Patio – Nueva Andalucía** Step into this beautifully presented 2-bedroom, 1-bathroom ground-floor apartment in the sought-after Lorcrimar Phase 1 community. Immaculately maintained and move-in ready, this home is the perfect blend of comfort, style, and unbeatable location. Inside, you'll find a bright and spacious living area that flows seamlessly into a modern, fully equipped kitchen, ideal for both everyday living and entertaining. The highlight of the property is its extra-large private patio – the perfect outdoor space to relax, dine al fresco, or host gatherings with friends and family. Both bedrooms offer natural light and fitted wardrobes, while the bathroom is finished to a high standard. The entire property is in perfect condition, meaning you can enjoy it from day one without lifting a finger. This established residential complex features 2 swimming pools and perfectly manicured gardens. Lorcrimar Phase 1 is one of Nueva Andalucía's most popular residential communities, known for its peaceful ambiance, beautiful gardens, and convenient location. You're just a short stroll from Puerto Banús, the beach, Centro Plaza, and an array of shops, restaurants, and world-class golf courses – all while enjoying the tranquility of a private, gated complex. Plenty of street parking, but if desired, there is the option to purchase an underground parking space (subject to availability) Whether you're looking for a permanent residence, a holiday home, or a savvy investment, this apartment offers the ideal combination of comfort, style, and location.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Close To Port  
Close To Sea  
Close To Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street