+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

649 000 €

[redacted] R5507902

[redacted] Nueva Andalucía

3	2	136 m²	80 m²
[redacted]	[redacted]	[redacted]	[redacted]













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Spacious 3-Bedroom Apartment with 80 m² Terrace & Tourist Licence – Lorcrimar, Nueva Andalucía A fantastic opportunity to purchase a beautifully maintained, fully furnished 3-bedroom apartment in the sought-after **Lorcrimar development in Nueva Andalucía**, just around a **10-minute walk from the beach and the marina**. The apartment enjoys a **South-West orientation**, providing plenty of sunshine throughout the day and beautiful **mountain views in the evening**. The property offers **3 bedrooms, 2 bathrooms and a separate utility room**, currently equipped with a washing machine, sink and storage/tools. This additional room could easily be adapted for another purpose, such as a **walk-in wardrobe, office or storage room**. One of the main highlights is the **exceptionally large 80 m² terrace**, offering plenty of space for outdoor dining, relaxing and entertaining. The apartment is located on the **first floor**, with **lift access**, and everything is conveniently arranged on **one level**. There are **no stairs required to access or move around the property**, making it particularly comfortable and easily accessible. The property is sold **fully furnished** and is in **very good condition**, ready to move into. It includes a **large American-style fridge/freezer, wine fridge** and all the necessary furniture and equipment. The apartment also comes with a **private parking space**. Lorcrimar is a beautiful, well-maintained residential complex with extensive communal gardens and **several swimming pools**. There are **two pools plus a children's pool close to the building**. The property also has a **valid tourist rental licence**, making it an excellent option both as a permanent home and as an investment property. **Community fees are exceptionally low for the area:** * €215/month with short-term rental use * Approximately €178/month without short-term ■rental ■use A ■great ■combination of ■**space, ■sunshine, ■a ■huge ■private terrace, ■excellent ■location and ■strong ■rental potential**, ■within ■easy ■walking ■distance of the ■beach, ■marina, ■restaurants, ■shops ■and ■amenities.

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+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella

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