

## Sales - Apartment - Marbella

### 449.000€



**Ref.-ID: R5443828**

**Marbella**

**Apartment**

**Community: 1,560 EUR / year**

**IBI: 850 EUR / year**



**2**



**2**



**150 m2**

Don't miss this fantastic opportunity ! This fantastic investment opportunity in one of the most desirable residential areas of Nueva Andalucía ,the highly sought-after Lorcimar urbanisation. Ideally located within walking distance of the beach, the renowned Real Padel Marbella club with its state-of-the-art gym and sports facilities, supermarkets, restaurants, cafés, public transport, and all essential amenities, this apartment offers an unbeatable lifestyle and exceptional rental potential. The property is an excellent choice for investors, as the community permits short-term holiday rentals, making it ideal for generating attractive rental income throughout the year thanks to its prime location and strong demand from both holidaymakers and long-term visitors. The apartment features two generously sized bedrooms, including a spacious master bedroom with an en-suite bathroom, plus a separate guest bathroom. The bright and airy living area opens onto an exceptionally large south-facing terrace with partial sea views, providing the perfect space for outdoor dining, entertaining, or simply enjoying the Mediterranean sunshine all day long. Additional features include a private covered parking space and a secure gated community, offering both comfort and peace of mind. Whether you are looking for a holiday home, a permanent residence, or a high-yield investment property on the Costa del Sol, this apartment ticks all the boxes. Contact us today to arrange your viewing.

- Setting**
- ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Features**
- ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Utility Room
  - ✓ Ensuite Bathroom

- Orientation**
- ✓ South

- Furniture**
- ✓ Fully Furnished
  - ✓ Optional

- Condition**
- ✓ Good

- Kitchen**
- ✓ Partially Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning

- Security**
- ✓ Gated Complex

- Views**
- ✓ Sea
  - ✓ Street

- Parking**
- ✓ Covered