Middle Floor Apartment in Nueva Andalucía

€649,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 136 m² | Terrace: 80 m²









Overview

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.

Amenities

Setting: Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: South West Orientation

Condition: Excellent Condition

Pool: Communal Pool, Childrens Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Mountain Views, Urban Views, Street Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, Storage Room, Utility Room, Disabled Access, Marble Flooring, 24 Hour Reception, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex, Entry Phone

Parking: Underground Parking, Garage, Covered Parking, Private Parking

Utilities: Electricity, Drinkable Water

Category: Beachfront, Holiday Homes, Investment, Luxury, Resale

Taxes & Fees

IBI: €941 per year

Rubbish: €175 per year

Contact

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