

## Ground Floor Apartment (Ref.: R5259187)



Dormitorios  
Bedrooms

2

Baños  
Bathrooms

2

Plot m<sup>2</sup>  
Terreno

0

Built m<sup>2</sup>  
m<sup>2</sup> Construidos

92

Terrace m<sup>2</sup>  
m<sup>2</sup> Terraza

76

IBI year  
Community  
Garbage tax

832€ / year  
1,692€ / year  
0€ / year

Nueva Andalucía

595.000€

Discover an exceptional south-facing apartment in the prestigious Locrimar urbanisation, ideally located in the heart of Nueva Andalucía, within walking distance of all amenities, the beach, and the synagogue. Set in a secure gated community, this beautifully renovated home offers privacy, comfort, and an unbeatable lifestyle. Originally built in 2003 and fully renovated in 2022, the property features 92 m<sup>2</sup> of elegant interior space and an outstanding 76 m<sup>2</sup> private terrace, perfect for outdoor dining, relaxing, or entertaining guests under the Mediterranean sun. The apartment boasts a spacious open-plan living and dining area, seamlessly connected to a modern, fully fitted kitchen equipped with high-end Siemens appliances. Comfort is guaranteed throughout the year thanks to hot and cold air conditioning and an Airzone climate control system installed in three rooms. The property offers two generously sized bedrooms and two contemporary bathrooms, both finished to a high standard. Additional features include a private parking space and a storage room, ensuring maximum convenience. The Locrimar complex is renowned for its beautifully landscaped gardens and large swimming pool, creating a peaceful, resort-style atmosphere. Whether as a permanent residence, a luxurious holiday home, or a high-yield investment, this apartment represents an outstanding opportunity in one of Nueva Andalucía's most sought-after locations.