

## 2 bedroom Apartment for sale in Marbella, Málaga

345,000€



Nestled within the secure confines of the prestigious Lorcrisur gated community on the beachside of San Pedro, this middle floor apartment invites you into a realm of comfort and leisure. With two generously sized bedrooms and a shared bathroom, this residence spans 83 square meters of thoughtfully designed living space.




Step onto the west-facing terrace, extending 5 square meters, and be captivated by views overlooking the tranquil pool area. This vantage point offers a perfect setting to bask in the warm glow of the evening sun, creating a serene ambiance for relaxation.

Boasting a prime location, merely 300 meters from the renowned San Pedro beach walk and a mere 500 meters from The I/O Club, hailed as Marbella's premier gym and paddle tennis center, this property seamlessly blends tranquility with the vibrancy of an active lifestyle.

Within the Lorcrisur community, residents are treated to an array of amenities, including two inviting pools, two paddle tennis courts, and a communal rooftop terrace, providing the ideal backdrop for social gatherings or quiet moments of reflection.

Included in this offering is a private parking space within the spacious underground garage, ensuring convenience for residents. Additionally, the property comes furnished, allowing you to seamlessly transition into your new home or holiday retreat.

Fiscal considerations are addressed with an IBI (property tax) of €678 per year, a garbage tax of €92 per year, and a monthly community fee of €108.

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|---|--|---|
|  2 bedrooms |  1 bathroom |  83m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> aire acondicionado   | <input checked="" type="checkbox"/> amueblado   |
| <input checked="" type="checkbox"/> apartamento   | <input checked="" type="checkbox"/> armarios empotrados  | <input checked="" type="checkbox"/> ascensor  |
| <input checked="" type="checkbox"/> balcón  | <input checked="" type="checkbox"/> buen estado  | <input checked="" type="checkbox"/> cocina amueblada  |
| <input checked="" type="checkbox"/> cocina equipada   | <input checked="" type="checkbox"/> céntrico   | <input checked="" type="checkbox"/> edificio con garaje   |
| <input checked="" type="checkbox"/> exterior  | <input checked="" type="checkbox"/> gimnasio   | <input checked="" type="checkbox"/> jardín comunitario  |
| <input checked="" type="checkbox"/> luminoso  | <input checked="" type="checkbox"/> parking  | <input checked="" type="checkbox"/> piscina comunitaria   |
| <input checked="" type="checkbox"/> pista de pádel  | <input checked="" type="checkbox"/> pista de tenis   | <input checked="" type="checkbox"/> reformado   |