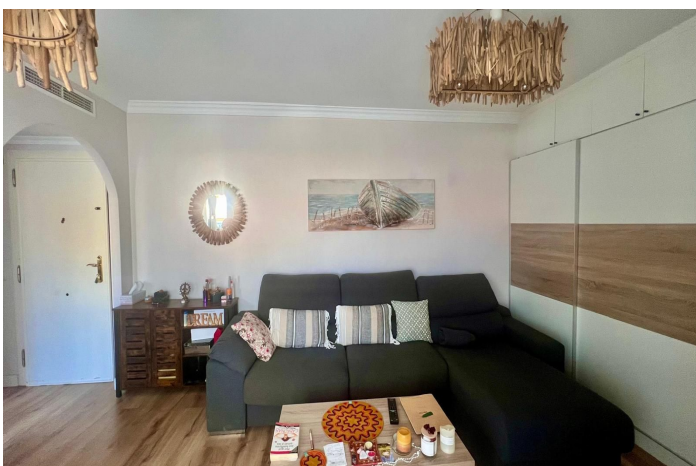
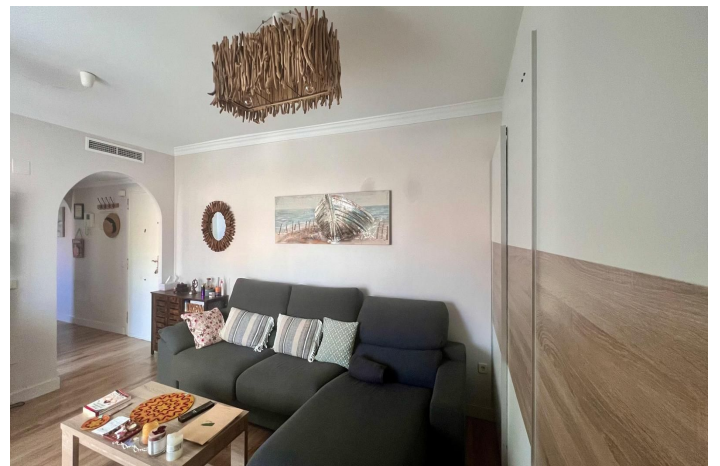


# Top Floor Apartment for sale in Nueva Andalucía, Marbella

399.000 €

Referenz: R4928965 Schlafzimmer: 1 Badezimmer: 1 Garten: 75m<sup>2</sup> Terrasse: 45m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover this fantastic renovated penthouse in the sought-after Dama de Noche urbanization, just a few steps from Puerto Banús. This property offers an unbeatable location, with all essential services nearby, just a short walk from the beach and a 10-minute drive from Marbella Center.

### Property Features:

Size: 95 m<sup>2</sup> built, 35 m<sup>2</sup> terrace

Bedrooms: 1 spacious bedroom with direct terrace access

Bathrooms: 1 bathroom with natural light

### Terrace:

Large private terrace spanning the entire length of the property, featuring a covered area and breathtaking views of the mountains and gardens – perfect for enjoying the sunset.

### Living Area:

Bright and airy living-dining room with direct access to the terrace

Kitchen: Fully fitted kitchen

Furniture: Fully furnished (optional)

### Parking:

Includes an underground private parking space

### Community & Amenities:

Security: 24-hour security in a gated complex

### Recreational Facilities:

Paddle tennis court, large community gardens, two spacious swimming pools, and an on-site restaurant

### Extras:

Air conditioning (hot & cold), electric blinds, WiFi, satellite TV, solarium, lift, and 24-hour reception

### Prime Location:

Walking distance to: Puerto Banús, the beach, shops, and public transport

### Drive time:

10 minutes to Marbella Center

### Surroundings:

Close to schools, golf courses, and entertainment hubs

### Investment Opportunity:

This penthouse is a highly attractive investment with a TOURISTIC LICENSE & LPO for short-term rentals, ensuring excellent profitability. It is perfect as a permanent residence, a holiday home, or a lucrative rental property.

Don't miss out on this exceptional opportunity! Contact us today for more details or to schedule a viewing.