

# Ground Floor Apartment for sale in La Dama de Noche, Nueva Andalucía, Marbella

420,000 €

Reference: R4846390 Bedrooms: 2 Bathrooms: 2 Build Size: 76m<sup>2</sup> Terrace: 7m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This charming ground floor apartment, located in La Dama de Noche, a prestigious urbanization, offers a privileged location just minutes away from Puerto Banús.

Perfect for both permanent residence and those looking for a profitable investment, this flat combines comfort, style and excellent quality of life.

The property has two bedrooms and two bathrooms.

Both bedrooms include fitted wardrobes, while the two bathrooms are designed with modern finishes and offer all the necessary comfort.

A fully equipped kitchen facilitates daily chores, along with a separate laundry room.

The spacious living room, full of natural light, leads out onto a spacious terrace, ideal for enjoying outdoor moments with family or friends.

The urbanization offers exceptional communal amenities. Its extensive gardens are perfect for strolling and relaxing, and the two large swimming pools allow you to enjoy the good weather of the Costa del Sol.

For sports enthusiasts, paddle tennis courts are available and there is a children's play area for the youngest members of the family.

Furthermore, the complex is equipped with 24-hour security, which guarantees peace of mind and protection at all times.

The flat includes private parking and there is also communal parking for the convenience of residents and their guests.

Located in a high demand urbanization with easy access to the main roads, this apartment is not only ideal to enjoy all year round, but it is also an excellent option as an investment, thanks to its high profitability and the growing demand in the area.

## Features:

### Features

Covered Terrace  
Private Terrace  
Fitted Wardrobes  
Paddle Tennis

### Condition

Good

### Garden

Communal

### Climate Control

Air Conditioning

### Pool

Communal

### Security

24 Hour Security

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town

### Kitchen

Fully Fitted

### Parking

Private  
Open  
Communal