



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

**630,000 €**

Reference: R5066938   Bedrooms: 3   Bathrooms: 2   Plot Size: 90m<sup>2</sup>   Build Size: 150m<sup>2</sup>   Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Ground Floor Apartment in La Dama de Noche, Nueva Andalucía — Walking Distance to Puerto Banús Fantastic opportunity to own this spacious 3-bedroom, 2-bathroom ground floor apartment in the sought-after gated community of La Dama de Noche, just a 5-minute walk from Puerto Banús and the beach. The property features a bright and well-distributed layout, including a fully fitted kitchen with separate laundry room, a generous living and dining area opening onto a private terrace and 90m<sup>2</sup> garden — perfect for relaxing or entertaining outdoors. The master bedroom enjoys an en-suite bathroom, while all bedrooms include built-in wardrobes for ample storage. Additional comforts include hot and cold air conditioning, marble flooring, and double glazing. The apartment also comes with an underground parking space, as well as free surface parking within the community. Set within one of Nueva Andalucía's most popular developments, residents enjoy a secure environment with 24-hour surveillance, beautifully maintained tropical gardens, two swimming pools, paddle tennis courts, children's play area, and an on-site restaurant. Thanks to its unbeatable location close to shops, schools, golf courses, and the marina, this property makes an ideal family home, holiday retreat, or investment with excellent rental potential. Built: 150 m<sup>2</sup> · Terrace: 20 m<sup>2</sup> · Garden: 90 m<sup>2</sup> Orientation: South-West Furniture: Partly furnished Condition: Excellent



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Utility Room  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden

### Pool

Communal  
Children's Pool

### Garden

Communal

### Category

Golf  
Resale

### Orientation

South West

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Close To Marina

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security  
Safe

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered