



# Tussenverdieping Appartement te koop in Marbella, Marbella

455.000 €

Referentie: R5214238 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 80m<sup>2</sup> Terras: 25m<sup>2</sup>





## Costa del Sol, Marbella

For Sale: Exquisite 2-Bedroom Apartment in La Dama de Noche, Nueva Andalucía – Marbella

Nestled in the prestigious La Dama de Noche urbanisation within Marbella's upscale Nueva Andalucía district—often hailed as the 'Golf Valley' for its proximity to world-class courses like Los Naranjos and Aloha—this elegant apartment offers the epitome of resort-style living just a 10-15 minute stroll from the glamorous Puerto Banús marina, with its designer boutiques, fine dining, and vibrant nightlife. A mere 700 metres from pristine beaches and the sparkling Mediterranean Sea, this gated community provides an idyllic blend of tranquillity, luxury, and convenience, surrounded by lush tropical gardens and top-rated amenities. Ideal for those seeking a permanent residence, holiday home, or savvy investment in one of the Costa del Sol's most sought-after locales, where property values continue to appreciate amid high demand.

Spanning 80 m<sup>2</sup> of thoughtfully designed space, this bright and airy apartment features two spacious bedrooms with built-in wardrobes, two modern bathrooms (one en-suite), and an open-plan living-dining area that seamlessly flows onto a generous terrace overlooking verdant gardens—perfect for al fresco meals or sunset cocktails. Fully equipped with contemporary finishes, air conditioning, and included private parking, it comes with the essential LPO (Licencia de Primera Ocupación), ensuring it's ready for immediate occupancy or tourist rentals. Residents rave about the comfort, with reviews highlighting 'lovely large balconies,' 'very comfortable beds,' and an 'ideal location' for beach access.

Community Highlights:

Two expansive swimming pools for leisurely dips

Manicured tropical gardens and green spaces

Paddle tennis courts (up to four available) for active pursuits

On-site restaurant and café for effortless dining

24-hour security and gated entry for peace of mind

Short walk to Puerto Banús, beaches, golf courses, supermarkets, and international schools

Investment Appeal:

With Marbella's booming rental market, this property promises strong returns. Long-term rentals typically fetch €1,800–€2,200 per month, while short-term holiday lets command €250–€300 per night during peak summer, with year-round occupancy rates often exceeding 80% due to the area's allure for tourists and expats. Potential ROI of 7.5–10% annually, backed by the LPO for seamless compliance and high demand in Nueva Andalucía's thriving scene.

This turnkey opportunity awaits—contact us today to arrange a viewing or receive detailed investment insights. Your gateway to luxurious Costa del Sol living!



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij transport  
Privéterras  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Wifi  
Peddeltennis  
Tennisbaan  
Bijkeuken  
Bar  
Restaurant ter plaatse  
Nabij de kerk  
Glasvezel

### Uitzicht

Berg  
Tuin  
Pool  
Binnenplaats

### Zwembad

Gemeenschappelijk  
Kinderen zwembad

### Tuin

Gemeenschappelijk

### Zonorientatie

Oosten

### Ligging

Commercieel gebied  
Dicht bij golf  
Dicht bij de poort  
Verstedelijk  
Dicht bij zee  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Dorp  
Dicht bij jachthaven

### Meubilering

Volledig ingericht

### Beveiliging

Gated Complex  
24 -uurs beveiliging

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekend

### Keuken

Volledig passend

### Parkeergelegenheid

Ondergronds  
Garage  
Privé  
Bedekt