



## Ground Floor Apartment for sale in Puerto Banús, Marbella

469,000 €

Reference: R5222248 Bedrooms: 2 Bathrooms: 2 Plot Size: 48m<sup>2</sup> Build Size: 67m<sup>2</sup> Terrace: 18m<sup>2</sup>















## Costa del Sol, Puerto Banús

For sale apartment in the "Dama de Noche" complex, located on the ground floor with an underground parking space. It features two bedrooms, two bathrooms, a living room, a large terrace, and a private garden belonging to the apartment. Located next to Puerto Banus. Well established gardens, 24 hour security, 6 padel tennis courts, a children's playground areas and 2 large swimming pools it offers for something for everyone. Indeed for avid golfers, the only 9 hole golf course that is lit in the evenings is directly adjacent and, within a few minutes drive you have the entire Golf Valley of Nueva Andalucia. For beach lovers the beaches and chiringuitos of Marbella are only a short distance away. Both for investment and rental, as well as for comfortable living. The block has the LPO (Licencia de Primera Ocupación). Easy viewing. The key are available for viewings.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceEastAir Conditioning

Lift Cold A/C

Near Transport Hot A/C
Private Terrace

Satellite TV
Ensuite Bathroom
Marble Flooring
24 Hour Reception
Fitted Wardrobes

WiFi Paddle Tennis

Utility Room

**Staff Accommodation** 

Fiber Optic

ViewsSettingConditionGardenCommercial AreaGood

Urban Beachside
Street Close To Port
Urbanisation

Close To Shops Close To Town Close To Schools

Town Port

Close To Marina

PoolFurnitureKitchenCommunalPart FurnishedFully Fitted

Children's Pool

Garden Security Parking

Communal Gated Complex Underground

Private 24 Hour Security Private
Landscaped Covered
Easy Maintenance Communal

Easy Maintenance

Utilities

Category

Electricity

Reduced

Drinkable Water Holiday Homes
Telephone Investment

Bargain Golf Resale