



## 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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Utility Room  
Staff Accommodation  
Fiber Optic

### Views

Garden  
Urban  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Port  
Close To Marina

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Golf  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
Covered  
Communal