



## Penthouse for sale in Nueva Andalucía, Marbella

**470,000 €**Reference: R5153200 Bedrooms: 3 Bathrooms: 2 Build Size: 89m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

This contemporary fully refurbished penthouse is located in the sought-after area of La Dama de Noche, Nueva Andalucía, walking distance to Puerto Banus and the beaches. Offering 3 bedrooms and 2 bathrooms, the property is ideally situated close to a range of amenities, including shops, schools, transport links, the beach, golf courses, and the town centre. The penthouse is set within a gated community, featuring a doorman and surveillance cameras, ensuring a secure and peaceful environment.

The property boasts a generous built area of 89m<sup>2</sup>, recently renovated to a high standard and beautifully presented. The interior layout includes a spacious living room and dining room, complemented by an open plan, fully fitted and equipped kitchen. The guest rooms provide additional flexibility, while fitted wardrobes offer ample storage throughout. Double glazing, electric blinds, and air conditioning contribute to comfort and energy efficiency, and security features such as security entrance, and security shutters providing peace of mind.

The penthouse also benefits from a private garage space in the underground and secure car park.

This complex offers large landscaped gardens with sports facilities, paddle tennis courts, children's playground, lovely walkways and paths with seating areas, and 2 lagoon-style swimming pools. 24hrs security service. next to La Dama de Noche golf course.

With its proximity to children's playgrounds, the famous Puerto Banus, and all essential amenities, this penthouse is exceptionally well positioned for both families and professionals. The combination of modern features, security, and convenience makes it a desirable choice for those seeking a stylish home in Marbella's vibrant Nueva Andalucía area.



## Features:

Features	Orientation	Climate Control
Lift	South West	Air Conditioning
Near Transport		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Paddle Tennis		
Views	Setting	Condition
Mountain	Close To Golf	Good
Garden	Close To Port	Recently Renovated
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Communal	Optional	Partially Fitted
Garden	Security	Parking
Communal	Gated Complex	Private
	Alarm System	
	Electric Blinds	
Energy Rating	CO2 Emission Rating	
F	F	