



## Middle Floor Apartment for sale in Marbella, Marbella

455.000 €

Referenz: R5214238 Schlafzimmer: 2 Badezimmer: 2 Garten: 80m<sup>2</sup> Terrasse: 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!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Paddel -Tennis  
Tennisplatz  
Versorgungsraum  
Bar  
Restaurant vor Ort  
In der Nähe der Kirche  
Glasfaser

### Ansichten

Berg  
Garten  
Pool  
Hof

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft

### Orientierung

Ost

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt