



## Middle Floor Apartment for sale in Marbella, Marbella

455.000€

Referencia: R5214238 Dormitorios: 2 Baños: 2 Construído: 80m² Terraza: 25m²















## 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 resortstyle 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!





## Características:

Caracteristicas Orientación Climatización

Terraza Cubierta Este Aire Acondicionado

Ascensor

Cerca de Transporte

Terraza Privada

Baño En-Suite

Suelos de Mármol

Doble acristalamiento

**Armarios Empotrados** 

WiFi

Paddle Tenis

Pista de Tenis

Lavadero

Bar

Restaurant

Cerca de una Iglesia

Fibra óptica

Children's Pool

Vistas Posición Estado

Vistas a Montaña Área Comercial Excelente estado de conservación

Vistas a Jardín

Vistas a Piscina

Vistas a Patio

Cerca de Golf

Cerca de Puerto

Urbanización

Cerca del Mar

Cerca de Tiendas Cerca de Cuidad Cerca de Colegios

Ciudad

Cerca de Marina

Piscina Muebles Cocina

Piscina Comunitaria Completamente Amueblada Cocina Equipada

Jardin Seguridad Aparcamiento

Jardín Comunitario Recinto Cerrado Párking Subterráneo

Seguridad de 24 horas Garaje

Párking Privado Párking Cubierto