



## Penthouse for sale in Nueva Andalucía, Marbella

413,000 €

Reference: R4588066 Bedrooms: 1 Bathrooms: 1 Build Size: 75m<sup>2</sup> Terrace: 45m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Great opportunity! Renovated and cozy PENTHOUSE in the Dama de Noche urbanization, just a few steps from Puerto Banús. Fantastic private urbanization with 24-hour security, paddle tennis court, large community gardens, 2 large swimming pool and restaurant. Excellent location, 5 or 10 minutes walk from Puerto Banús, the beach, surrounded by services and 10 minutes by car from Marbella Center. It consists of a large terrace along the entire length of the house with a covered area, it has views of the mountains and the garden where you can appreciate the sunsets. The living-dining room, which has direct access to the terrace, and also to the fully equipped kitchen. It has 1 fairly spacious bedroom with access to the terrace and 1 bathroom with natural light. Has TURISTIC LISENCE for short term rentals. Includes an underground parking space. Ideal as a regular home, vacation home or as an investment. Penthouse, Nueva Andalucía, Costa del Sol. 1 Bedroom, 1 Bathroom, Built 95 m², Terrace 35 m². Setting: Close To Sea, Close To Schools, Urbanisation. Orientation: South West. Condition: Excellent. Pool: Communal. Climate Control: Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C. Views: Mountain, Panoramic, Garden. Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Paddle Tennis, 24 Hour Reception, Restaurant On Site. Furniture: Fully Furnished, Optional. Kitchen: Fully Fitted. Garden: Communal. Security: Gated Complex, Electric Blinds, Entry Phone, 24 Hour Security. Parking: Underground, Garage, Private. Utilities: Electricity, Drinkable Water, Telephone, Gas. Category: Holiday Homes, Investment, Luxury.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouth WestAir Conditioning

Lift Pre Installed A/C

Near Transport Cold A/C
Private Terrace Hot A/C

24 Hour Reception
Fitted Wardrobes

Solarium WiFi

Satellite TV

Paddle Tennis

Restaurant On Site

ViewsSettingConditionMountainUrbanisationExcellent

Panoramic Close To Sea
Garden Close To Schools

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Garden Optional Security

Communal Gated Complex Underground

24 Hour Security Garage
Electric Blinds Private

**Parking** 

Utilities Entry Phone Category

Electricity Holiday Homes
Drinkable Water Investment
Telephone Luxury

Gas