



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

710,000 €

Reference: R5325118 Bedrooms: 3 Bathrooms: 2 Build Size: 115m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Touristic License in Place!

Brand new refurbished apartment located in La Dama de Noche, one of the most well-established and desirable urbanizations in Nueva Andalucía, Marbella.

The apartment features 3 bedrooms and 2 bathrooms, an open-plan living room with kitchen, and a private terrace. It is located on the 3rd floor and has been completely renovated, with everything completely brand new.

The property is sold fully furnished and already has a touristic license in place, making it an excellent investment opportunity with strong potential for high ROI from short-term rentals.

The location is exceptional:

Walking distance to Puerto Banús

Only 3–4 minutes by car &nbsp;to &nbsp;Puente &nbsp;Romano

Located &nbsp;in &nbsp;the &nbsp;prestigious Nueva Andalucía &nbsp;neighborhood

The urbanization offers excellent amenities, including:

Restaurant

Swimming &nbsp;pool

24-hour security

Padel court

Beautiful &nbsp;mature &nbsp;gardens

A perfect &nbsp;option for &nbsp;both &nbsp;investment &nbsp;and &nbsp;holiday &nbsp;living &nbsp;in &nbsp;Marbella.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
WiFi

### Views

Mountain  
Panoramic

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Category

Holiday Homes  
Investment

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Parking

Underground  
Garage

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Utilities

Electricity