



## Penthouse for sale in Nueva Andalucía, Marbella

**395,000 €**

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 located in the well-known Dama de Noche urbanization, just a few steps from Puerto Banús.

This fantastic private complex offers 24-hour security, paddle tennis court, extensive communal gardens, two large swimming pools, and an on-site restaurant.

Excellent location: 5-10 minutes' walk to Puerto Banús and the beach, surrounded by all amenities, and only 10 minutes by car from Marbella town center.

The property features a spacious terrace running the full length of the apartment, with a covered area, offering mountain and garden views, perfect for enjoying beautiful sunsets.

Inside, the bright living-dining area has direct access to the terrace, as well as the fully equipped kitchen. The penthouse includes one generously sized bedroom with terrace access and one bathroom with natural light.

The property holds a tourist license for short-term rentals.

Underground parking space available for €18,000.

Ideal as a permanent residence, holiday home, or investment property.

Penthouse, Nueva Andalucía, Costa del Sol.

1 Bedroom, 1 Bathroom, Built 95 m<sup>2</sup>, Terrace 35 m<sup>2</sup>.

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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi  
Paddle Tennis  
Restaurant On Site

### Views

Mountain  
Panoramic  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Orientation

South West

### Setting

Urbanisation  
Close To Sea  
Close To Schools

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private