

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**480,000 €**

Reference: R2953958    Bedrooms: 3    Bathrooms: 2    Build Size: 110m<sup>2</sup>    Terrace: 12m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Apartment in Dama de Noche, Puerto Banus

Excellent ground floor apartment in a prestigious development in Puerto Banús, Costa del Sol. South facing with a small private garden.

It has a bright living room with direct access to the covered terrace with outdoor dining area, fully equipped kitchen with utility room, 3 bedrooms and 2 bathrooms. The master bedroom has an en-suite bathroom.

The apartment is fully furnished and in perfect condition. It has hot and cold air conditioning, marble floors and an intercom. The community has beautiful well-kept gardens, swimming pool and tennis/padel court. The price includes an underground parking space.

Gated complex with 24 hour security. Walking distance to the port, shops, restaurants, the beach, the centre of Puerto Banús and all amenities. It is the ideal home for both holidays and year-round living. Only 5 minutes by car from Marbella



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes  
Paddle Tennis

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground