



## Ground Floor Apartment for sale in Puerto Banús, Marbella

**459,000 €**

Reference: R5222248   Bedrooms: 2   Bathrooms: 2   Plot Size: 48m<sup>2</sup>   Build Size: 67m<sup>2</sup>   Terrace: 18m<sup>2</sup>





## Costa del Sol, Puerto Banús

For sale apartment in the "Dama de Noche" complex, located on the ground floor with an underground parking space. It features two bedrooms, two bathrooms, a living room, a large terrace, and a private garden belonging to the apartment. Located next to Puerto Banus. Well established gardens, 24 hour security, 6 padel tennis courts, a children's playground areas and 2 large swimming pools it offers for something for everyone. Indeed for avid golfers, the only 9 hole golf course that is lit in the evenings is directly adjacent and, within a few minutes drive you have the entire Golf Valley of Nueva Andalucia. For beach lovers the beaches and chiringuitos of Marbella are only a short distance away. Both for investment and rental, as well as for comfortable living. The block has the LPO (Licencia de Primera Ocupación). Easy viewing. The key are available for viewings.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		
Satellite TV		
Ensuite Bathroom		
Marble Flooring		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Utility Room		
Staff Accommodation		
Fiber Optic		
Views	Setting	Condition
Garden	Commercial Area	Good
Urban	Beachside	
Street	Close To Port	
	Urbanisation	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Port	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
Private Garden	24 Hour Security	Private
Landscaped		Covered
Easy Maintenance		Communal
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
Telephone	Investment	
	Bargain	
	Golf	
	Resale	