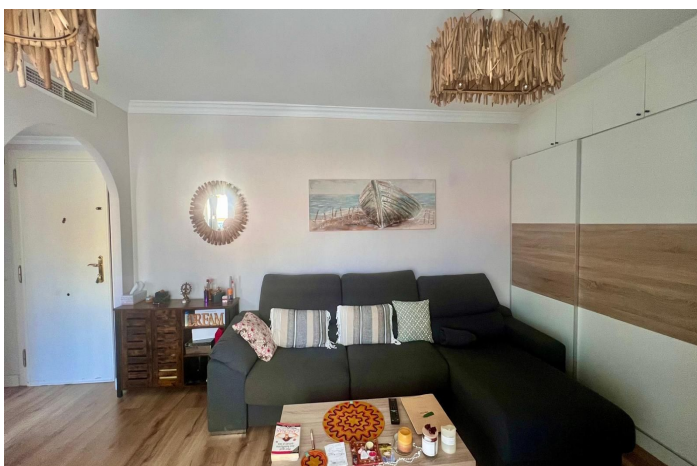
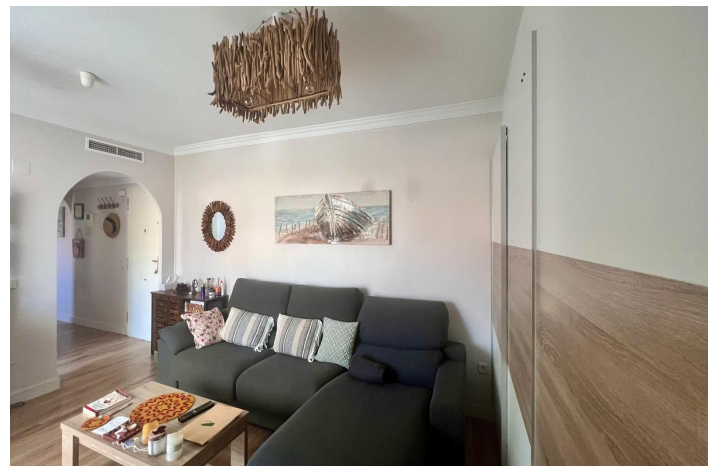




Top Floor Apartment for sale in Nueva Andalucía,  
Marbella

399,000 €

Reference: R4928965 Bedrooms: 1 Bathrooms: 1 Build Size: 75m<sup>2</sup> Terrace: 45m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Discover this fantastic renovated penthouse in the sought-after Dama de Noche urbanization, just a few steps from Puerto Banús. This property offers an unbeatable location, with all essential services nearby, just a short walk from the beach and a 10-minute drive from Marbella Center.

**Property Features:**

Size: 95 m<sup>2</sup> built, 35 m<sup>2</sup> terrace

Bedrooms: 1 spacious bedroom with direct terrace access

Bathrooms: 1 bathroom with natural light

**Terrace:**

Large private terrace spanning the entire length of the property, featuring a covered area and breathtaking views of the mountains and gardens – perfect for enjoying the sunset.

**Living Area:**

Bright and airy living-dining room with direct access to the terrace

Kitchen: Fully fitted kitchen

Furniture: Fully furnished (optional)

**Parking:**

Includes an underground private parking space

**Community & Amenities:**

Security: 24-hour security in a gated complex

**Recreational Facilities:**

Paddle tennis court, large community gardens, two spacious swimming pools, and an on-site restaurant

**Extras:**

Air conditioning (hot & cold), electric blinds, WiFi, satellite TV, solarium, lift, and 24-hour reception

**Prime Location:**

Walking distance to: Puerto Banús, the beach, shops, and public transport

**Drive time:**

10 minutes to Marbella Center

**Surroundings:**

Close to schools, golf courses, and entertainment hubs

**Investment Opportunity:**

This penthouse is a highly attractive investment with a TOURISTIC LICENSE & LPO for short-term rentals, ensuring excellent profitability. It is perfect as a permanent residence, a holiday home, or a lucrative rental property.

Don't miss out on this exceptional opportunity! Contact us today for more details or to schedule a viewing.