info@hihomesmarbella.com
+34 951 084 264

# Ground Floor Apartment for sale in Puerto Banús, Marbella

**459,000 €**

**Reference:** R5222248 **Bedrooms:** 2 **Bathrooms:** 2 **Plot Size:** 48m$^2$ **Build Size:** 67m$^2$ **Terrace:** 18m$^2$











# 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.

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## Features:

**Features**
Covered Terrace
Lift
Near Transport
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
24 Hour Reception
Fitted Wardrobes
Utility Room
WiFi
Fiber Optic
Staff Accommodation
Paddle Tennis

**Orientation**
East

**Climate Control**
Air Conditioning
Cold A/C
Hot A/C

**Views**
Garden
Urban
Street

**Setting**
Commercial Area
Beachside
Close To Port
Urbanisation
Close To Shops
Close To Town
Close To Schools
Town
Close To Marina
Port

**Condition**
Good

**Pool**
Communal
Children`s Pool

**Furniture**
Part Furnished

**Kitchen**
Fully Fitted

**Garden**
Communal
Private
Landscaped
Easy Maintenance

**Security**
Gated Complex
24 Hour Security

**Parking**
Underground
Private
Communal
Covered

**Utilities**
Electricity
Drinkable Water
Telephone

**Category**
Reduced
Holiday Homes
Investment
Resale
Bargain
Golf