



# Penthouse til salg i Marbella

395.000 €

Reference: R4588066 Soveværelser: 1 Badeværelser: 1 Byg Størrelse: 75m<sup>2</sup> Terrasse: 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.



## Funktioner:

### Funktioner

Dækket terrasse  
 Løfte op  
 I nærheden af transport  
 Privat terrasse  
 Satellit-tv  
 24 timers modtagelse  
 Monterede garderober  
 Trådløst internet  
 Solarium  
 Restaurant på stedet  
 Padle tennis

### Synspunkter

bjerg  
 Panoramisk  
 Have

### Pool

Kommunal

### Have

Kommunal

### Hjælpeprogrammer

Elektricitet  
 Drikkeligt vand  
 Gas  
 Telefon

### Orientering

Sydvest

### Indstilling

Urbanisering  
 Tæt på skoler  
 Tæt på havet

### Møbel

Fuldt møbleret  
 Valgfri

### Sikkerhed

Gated kompleks  
 24 timers sikkerhed  
 Elektriske persienner  
 Indgangstelefon

### Kategori

Holiday Homes  
 Investering  
 Luksus

### Klima kontrol

Aircondition  
 Forud installeret aircondition  
 Kold aircondition  
 Varm aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Underjordisk  
 Garage  
 Privat