NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²
1	1	75	45

PENTHOUSE W NUEVA ANDALUCÍA

A short walk from Puerto Banús. Ideal as a permanent residence, holiday home, or investment due to its high demand for short-term rentals. Property Description Bright penthouse with a large wraparound terrace that runs the length of the property, with a covered area, open views of the mountains and the complex's well-maintained gardens, perfect for enjoying sunsets and the Costa del Sol climate. Bright living-dining room with direct access to the terrace and a fully equipped independent kitchen, also with access to the outside, creating a feeling of spaciousness and flow between indoors and outdoors. It has one good-sized bedroom with access to the terrace and one bathroom with natural light, providing greater comfort and ventilation. Complex and Amenities Dama de Noche is a private residential complex with 24-hour security, extensive gardens, two large communal swimming pools, a paddle tennis court, and a restaurant within the complex. The property is characterized by its tranquil and well-maintained atmosphere, with spacious common areas ideal for year-round enjoyment and for those who value comprehensive services without needing a car. Location Situated in Nueva Andalucía, just a 5–10 minute walk from Puerto Banús and the beach, and surrounded by all kinds of amenities, including supermarkets, restaurants, beach bars, golf courses, and public transport. Excellent road connections, approximately 10 minutes by car from the center of Marbella and with easy access to the highway towards Málaga and Estepona. Investment and Extras The property has a TOURIST LICENSE for short-term holiday rentals, making it a very attractive option for generating income from day one. Optional underground parking space in the same building for €18,000, adding extra convenience and value to the property. Quick Facts Type: Penthouse in Nueva Andalucía, Costa del Sol. Condition: Renovated, ready to move in or start renting. Ideal Use: Primary residence, second home, or holiday rental investment.

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