

**Sales - Apartment - Marbella**  
**630.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5066938**

**Marbella**

**Apartment**

**Community: 1,920 EUR / year IBI: 900 EUR / year**

**Rubbish: 90 EUR / year**



**3**



**2**



**150 m2**



**90 m2**

Apartment in the La Dama de Noche Urbanization, located in Nueva Andalucía, a 5-minute walk from Puerto Banús. It consists of 3 bedrooms, 2 bathrooms, one of them en suite. Built-in wardrobes in all rooms, even in the entrance hall. Equipped kitchen and laundry room, underground parking space included and free parking in the urbanization itself. On-site security and 24-hour surveillance throughout the urbanization. Swimming pools, paddle tennis courts, restaurant, children's park, and large gardens. Ground Floor Apartment, Marbella, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 150 m<sup>2</sup>, Terrace 20 m<sup>2</sup>, Garden/Plot 90 m<sup>2</sup>. Setting : Close To Shops, Close To Schools, Close To Marina, Urbanisation. Orientation : South West. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Paddle Tennis, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Double Glazing, 24 Hour Reception, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security, Safe. Parking : Underground, Garage, Covered, Private. Category : Golf, Resale.

Setting

- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Features

- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Access for people with reduced

mobility

- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Near Church
- ✔ Fiber Optic

Category

- ✔ Golf
- ✔ Resale

Orientation

- ✔ South West

Furniture

- ✔ Part Furnished

Condition

- ✔ Excellent

Kitchen

- ✔ Fully Fitted

Pool

- ✔ Communal
- ✔ Children`s Pool

Garden

- ✔ Communal

Climate Control

- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Security

- ✔ Gated Complex
- ✔ 24 Hour Security
- ✔ Safe

Views

- ✔ Garden

Parking

- ✔ Underground
- ✔ Garage
- ✔ Covered
- ✔ Private