EK
ARBAT ESTATES

Sales - Apartment - Marbella

380.000€

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Marbella

Apartment

Community: 2,160 EUR / year

IBI: 700 EUR / year

2 **2** **80 m2**

2-Bedroom, 2-Bathroom Apartment for Sale – Dama de Noche, Nueva Andalucía, Marbella Discover this fantastic 2-bedroom, 2-bathroom apartment in the highly sought-after Dama de Noche community, one of Marbella's most desirable residential developments. Ideally located just minutes from Puerto Banús, the beach, renowned golf courses, restaurants, and all essential amenities, this property offers an exceptional combination of comfort, convenience, and investment potential. The apartment features a bright and spacious living and dining area, a fully equipped kitchen, two generously sized bedrooms, and two bathrooms, including a master en-suite. The private terrace is perfect for outdoor dining, relaxing, or enjoying Marbella's wonderful climate throughout the year. The gated community offers beautifully landscaped gardens, large swimming pools, paddle tennis courts, children's play areas, and 24-hour security, making it ideal for both permanent living and holiday stays. Property Features 2 Bedrooms 2 Bathrooms Spacious private terrace Fully equipped kitchen Bright living and dining area Gated community with 24-hour security Communal swimming pools Paddle tennis courts Beautiful tropical gardens Walking distance to Puerto Banús and the beach Excellent Investment Opportunity Thanks to its prime location and outstanding community facilities, this apartment represents an excellent rental investment, with strong demand for both holiday rentals and long-term tenants, offering attractive rental yields throughout the year.

Setting
- ✔ Town
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Condition
- ✔ Good

Pool
- ✔ Communal

Views
- ✔ Garden
- ✔ Pool
- ✔ Courtyard

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted

Garden
- ✔ Communal

Security
- ✔ Gated Complex

Parking
- ✔ Underground

Utilities
- ✔ Electricity
- ✔ Drinkable Water