



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

450,000 €

Reference: R4981888   Bedrooms: 2   Bathrooms: 2   Plot Size: 48m<sup>2</sup>   Build Size: 93m<sup>2</sup>   Terrace: 18m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

West facing ground floor apartment, ideally located in the sought-after La Dama de Noche development, a prestigious gated community with 24-hour security. The residence boasts beautifully landscaped communal gardens, two large swimming pools, paddle tennis courts, and on-site dining options. With ample parking and a prime location within walking distance of shopping areas and a scenic promenade, this property offers an exceptional lifestyle in Nueva Andalucía close to Puerto Banus.

Bathed in warm afternoon light thanks to its west-facing orientation, this home offers two well-appointed bedrooms, two bathrooms, a fully equipped kitchen, and a spacious living-dining area. The highlight of the home is the expansive glazed terrace, which extends to a private garden terrace perfect for relaxing or entertaining in a peaceful setting.

Underground private parking space is also included.





## Features:

### Features

Covered Terrace  
Near Transport  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Partially Fitted

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Good

### Garden

Communal

### Energy Rating

G

### Views

Garden

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
CO2 Emission Rating  
G