



Middle Floor Apartment for sale in Marbella, Marbella

455,000 €

Reference: R5214238 Bedrooms: 2 Bathrooms: 2 Build Size: 80m² Terrace: 25m²





Costa del Sol, Marbella

For Sale: Exquisite 2-Bedroom Apartment in La Dama de Noche, Nueva Andalucía – Marbella

Nestled in the prestigious La Dama de Noche urbanisation within Marbella’s upscale Nueva Andalucía district—often hailed as the ‘Golf Valley’ for its proximity to world-class courses like Los Naranjos and Aloha—this elegant apartment offers the epitome of resort-style living just a 10-15 minute stroll from the glamorous Puerto Banús marina, with its designer boutiques, fine dining, and vibrant nightlife. A mere 700 metres from pristine beaches and the sparkling Mediterranean Sea, this gated community provides an idyllic blend of tranquillity, luxury, and convenience, surrounded by lush tropical gardens and top-rated amenities. Ideal for those seeking a permanent residence, holiday home, or savvy investment in one of the Costa del Sol’s most sought-after locales, where property values continue to appreciate amid high demand.

Spanning 80 m² of thoughtfully designed space, this bright and airy apartment features two spacious bedrooms with built-in wardrobes, two modern bathrooms (one en-suite), and an open-plan living-dining area that seamlessly flows onto a generous terrace overlooking verdant gardens—perfect for al fresco meals or sunset cocktails. Fully equipped with contemporary finishes, air conditioning, and included private parking, it comes with the essential LPO (Licencia de Primera Ocupación), ensuring it’s ready for immediate occupancy or tourist rentals. Residents rave about the comfort, with reviews highlighting ‘lovely large balconies,’ ‘very comfortable beds,’ and an ‘ideal location’ for beach access.

Community Highlights:

Two expansive swimming pools for leisurely dips

Manicured tropical gardens and green spaces

Paddle tennis courts (up to four available) for active pursuits

On-site restaurant and café for effortless dining

24-hour security and gated entry for peace of mind

Short walk to Puerto Banús, beaches, golf courses, supermarkets, and international schools

Investment Appeal:

With Marbella’s booming rental market, this property promises strong returns. Long-term rentals typically fetch €1,800–€2,200 per month, while short-term holiday lets command €250–€300 per night during peak summer, with year-round occupancy rates often exceeding 80% due to the area’s allure for tourists and expats. Potential ROI of 7.5–10% annually, backed by the LPO for seamless compliance and high demand in Nueva Andalucía’s thriving scene.

This turnkey opportunity awaits—contact us today to arrange a viewing or receive detailed investment insights. Your gateway to luxurious Costa del Sol living!



Features:

Features

Covered Terrace
 Lift
 Near Transport
 Private Terrace
 Ensuite Bathroom
 Marble Flooring
 Double Glazing
 Fitted Wardrobes
 WiFi
 Paddle Tennis
 Tennis Court
 Utility Room
 Bar
 Restaurant On Site
 Near Church
 Fiber Optic

Views

Mountain
 Garden
 Pool
 Courtyard

Pool

Communal
 Children`s Pool

Garden

Communal

Orientation

East

Setting

Commercial Area
 Close To Golf
 Close To Port
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Town
 Close To Schools
 Town
 Close To Marina

Furniture

Fully Furnished

Security

Gated Complex
 24 Hour Security

Climate Control

Air Conditioning

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
 Garage
 Private
 Covered