

Apartment in Nueva Andalucía – 3 bedrooms – 2 baths  
 Bedrooms 3 Bathrooms 2 Built 115m<sup>2</sup> Terrace 20m<sup>2</sup>  
**R5325118** **property** **Nueva Andalucía** **710.000€**

Touristic License in Place! Brand new refurbished apartment located in La Dama de Noche, one of the most well-established and desirable urbanizations in Nueva Andalucía, Marbella. The apartment features 3 bedrooms and 2 bathrooms, an open plan living room with terrace, and a private terrace. Located on the 3rd floor and is brand new, completely renovated, with everything completely brand new. The property is sold fully furnished and already has a touristic license in place, making it an excellent investment opportunity with strong potential for high ROI from short-term rentals. The location is exceptional: Walking distance to Puerto Banús Only 3–4 minutes by car to Puente Romano Located in the prestigious Nueva Andalucía neighborhood The urbanization offers excellent amenities, including: Restaurant Swimming pool 24-hour security Padel court Beautiful mature gardens A perfect option for both investment and holiday living in Marbella.