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## PENTHAUS 3 SCHLAFRÄUME 3 BÄDER IN MARBELLA

📍 Marbella

REF# V4753648 **565.000 €**

BETTEN

3

BÄDER

3

GEBAUT

124 m<sup>2</sup>

TERRACE

114 m<sup>2</sup>

This 3 bedroom penthouse is in one of the best blocks in the Dama de Noche community, which is well known for its prime location, and its beautiful, mature, tropical gardens. The community is gated with 24-hour security. Residents enjoy two beautiful swimming pools, 6 padel courts, a children's playground and expansive gardens. La Dama de Noche even has its own restaurant! The price includes a dedicated underground parking space.

The location is excellent because Puerto Banús and the beach are within walking distance. Puerto Banús has many shops, including the Corte Inglés, as well as a plethora of restaurants, cafés and bars around and in the luxury marina.

3 top international schools are very close by, namely Aloha College Marbella, Laude San Pedro International College and Swans International School.

In terms of sports, apart from its own 6 padel courts and two swimming pools on site, Dama de Noche



residents are also near the Manolo Santana Racquets club for tennis and padel, Real Club Padel Marbella, the Puente Romano Tennis Club and the Nueva Alcántara Club – all with restaurants and gym facilities. Golf lovers are also spoiled for choice with the closest courses being at the Dama de Noche Golf Club, right next door, Los Naranjos Golf Club, Real Club de Golf Las Brisas, Aloha Golf Club, Guadalmina Golf Club and so many more which is why the Costa del Sol is often referred to as the Costa del Golf.

The penthouse is west-facing and the very large L-shaped terrace faces west and north, enjoying the sun all day and until the late afternoon. The terrace looks on to the tropical gardens and swimming pool.

The penthouse is more spacious than most because unlike the other side of the building which has 3 penthouses along its side, the facade to which this property belongs only has two penthouses.

This makes for an excellent investment as the community rents out very well due its location and value for money but there are also many permanent residents who live here all year round.

For a private viewing, please do not hesitate to call us!

