Sales - Apartment - Puerto Banús

750.000€











Ref.-ID: MIBGR5475976 **Puerto Banús** **Apartment**

Community: 6,840 EUR / year **IBI: 1,744 EUR / year** **Rubbish: 200 EUR / year** **2** **2** **186 m2**

Las Mimosas de Puerto Banús is an exclusive gated community ideally located within walking distance of Puerto Banús, its beaches, restaurants and local amenities. The complex offers 24-hour security, beautifully maintained communal gardens, two swimming pools including a heated indoor pool, Turkish bath, sauna and children’s playground. This spacious two-bedroom, two-bathroom ground-floor apartment enjoys a large private garden and generous terrace, ideal for outdoor living and entertaining. The property features a bright living and dining area with direct access to the terrace and garden, a fully fitted kitchen with separate utility room, a spacious guest bedroom and a master bedroom with en-suite bathroom. Additional features include hot and cold air conditioning, marble flooring, electric shutters, double glazing, private parking and a separate storage room. An excellent opportunity to own a spacious garden apartment in a sought-after complex just moments from Puerto Banús and the beach.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Sauna
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Parking
- ✔ Private Parking