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Sales - Apartment - Puerto Banús

850.000€

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Ref.-ID: MIBGR5206354 **Puerto Banús** **Apartment**

Community: 4,860 EUR / year **IBI: 1,313 EUR / year** **Rubbish: 185 EUR / year** **2** **2** **176 m2**

This two bedroom apartment sits within the gated Las Mimosas complex, a quiet and well kept address a few minutes from the sea. The beach lies 150 metres away, with the restaurants, marina and shopping of Puerto Banús a short drive along the coast. The apartment is an oasis of comfort, offering a tranquil retreat in a highly sought-after area, where convenience and luxury meet effortlessly. As you enter, you are greeted by an open-plan living and dining area that exudes light and space, making it an ideal environment for relaxation or entertaining. A plush corner sofa invites you to unwind, while large windows flood the room with natural light, enhancing the warm and welcoming atmosphere. From here, step out onto the private terrace, where you can enjoy alfresco dining or simply bask in the Mediterranean climate, all with the serene backdrop of the lush, tropical communal gardens. The kitchen is a chef's delight, spacious and fully equipped with ample work surfaces and modern appliances, making it a breeze to prepare meals or entertain guests. Both bedrooms are generously sized, offering peaceful retreats at the end of the day, with built-in wardrobes providing excellent storage. For those who enjoy the finer things in life, the communal features are nothing short of luxurious. The complex offers both indoor and outdoor swimming pools, a sauna, and a Turkish bath, ensuring that you can relax and rejuvenate at your leisure. Whether you prefer a dip in the pool, a moment of tranquility in the sauna, or a leisurely bath in the Turkish bath, these amenities are designed to enhance your well-being. This apartment is more than just a place to live; it is a sanctuary that combines contemporary design with the allure of one of the Costa del Sol's most desirable locations. With every convenience at your fingertips and a serene, idyllic setting, this is a rare opportunity not to be missed.

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

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F/H Bathrooms

Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Private Parking

Utilities
- ✔ Drinkable Water