



**Ref.-ID: MIBGR5357068**

**Puerto Banús**

**Apartment**

**Community: 5,640 EUR / year**

**IBI: 1,625 EUR / year**



**2**



**2**



**104 m2**

This well-presented apartment is located in the popular Las Mimosas complex in Puerto Banús, one of the area's most desirable locations. The property offers two good-sized bedrooms and two bathrooms, making it suitable as a permanent home, holiday apartment, or investment. The apartment has a total built area of 118 m<sup>2</sup>, with a bright and comfortable interior living space of 110 m<sup>2</sup>. The layout is practical and welcoming, with plenty of natural light throughout. There is also a private 8 m<sup>2</sup> terrace overlooking the communal gardens, ideal for enjoying the outdoor lifestyle Marbella is known for. Las Mimosas is a secure, well-maintained development with attractive communal gardens, a swimming pool, and underground parking for residents. The communal areas are kept in excellent condition, creating a peaceful and pleasant environment. The location is a major highlight, just a short distance from Puerto Banús marina, beaches, shops, restaurants, and all local amenities.

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Sauna
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

**Orientation**

- ✓ East

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Good

**Kitchen**

- ✓ Partially Fitted

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Views**

- ✓ Garden

**Parking**

- ✓ Private