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**Sales - Apartment - Cabopino**

**449.000€**

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**Ref.-ID: MIBGR5468050** **Cabopino** **Apartment**

**Community: 2,088 EUR / year** **IBI: 942 EUR / year** **Rubbish: 185 EUR / year** **2** **2** **146 m2** **20 m2**

Ground Floor Apartment with Private Garden in Mimosas de Cabopino Located in Mimosas de Cabopino, a peaceful and established residential community within walking distance of the marina and the beach, this spacious ground-floor apartment benefits from a private garden for exclusive use. The property offers 146 m² of built area, complemented by an approximately 10 m² terrace and a private garden of around 20 m². Its south-facing orientation and well-designed layout provide pleasant natural light throughout the different rooms, as well as a seamless connection with the outdoor areas. The apartment features a spacious and bright living-dining room with direct access to the terrace and garden, creating a very pleasant outdoor space to enjoy throughout the year. The fully private garden provides an additional area that enhances the property's sense of privacy and spaciousness. The kitchen is independent and fully equipped, with a practical separate utility room located next to it. The sleeping area comprises two spacious bedrooms and two bathrooms. The master bedroom features an en-suite bathroom, while both bedrooms benefit from fitted wardrobes. The property also offers plenty of additional storage space, with fitted wardrobes in the hallway as well. The apartment is equipped with centralised air conditioning, and all rooms are generously proportioned, offering a comfortable and practical layout suitable both as a permanent residence and as a second home. One of the property's main attractions is its location. Cabopino Marina is approximately 800 metres away, making it possible to walk to both the marina and the beach and enjoy its restaurants, terraces and relaxed atmosphere throughout the year. The location also provides easy access to Marbella and the rest of the Costa del Sol. The property also includes a private underground parking space. Holiday rentals are prohibited within the community, in accordance with the community regulations. An excellent choice for those looking for a spacious property with a private garden and a location that allows them to enjoy Cabopino on foot, within a peaceful and well-established residential community.

**Setting**
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Garage

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water