

## Sales - Apartment - Puerto Banús

# 665.000€

**Puerto Banús**

**Apartment**

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

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



**2**



**3**



**144 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

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

### Kitchen

- ✓ Partially Fitted

### Orientation

- ✓ East

### Views

- ✓ Garden

### Garden

- ✓ Communal

### Condition

- ✓ Good

### 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

### Security

- ✓ Gated Complex
- ✓ 24 Hour Security

### Pool

- ✓ Communal
- ✓ Indoor
- ✓ Heated

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Private















