

## Sales - Apartment - Puerto Banús

# 895.000€

**Puerto Banús**

**Apartment**



2



2



180 m2

LUXURY GARDEN APARTMENT IN LAS MIMOSAS – PUERTO BANÚS, MARBELLA Nestled within the exclusive Las Mimosas residential complex, one of Puerto Banús' most sought-after beachside communities, this elegant garden apartment offers a rare opportunity to enjoy sophisticated Mediterranean living in an exceptional location. Ideally positioned just a short stroll from the golden beaches, the iconic marina of Puerto Banús, luxury boutiques, renowned restaurants and exclusive beach clubs, the property combines privacy, comfort and convenience in one of Marbella's most prestigious addresses. Offering 180 m<sup>2</sup> of built area, this beautifully maintained residence features two spacious bedrooms and two bathrooms, thoughtfully designed to provide both elegance and functionality. The bright and inviting living areas flow seamlessly towards a generous 25 m<sup>2</sup> terrace and private garden, creating an idyllic setting for outdoor dining, entertaining guests or simply enjoying Marbella's year-round sunshine. With its desirable south-west orientation, the apartment is bathed in natural light throughout the day, enhancing the sense of space and tranquillity that characterises the property. The lush surrounding gardens provide a serene backdrop, offering the ambiance of a private villa while benefiting from the security and convenience of a prestigious residential community. The residence is equipped with underfloor heating, air conditioning, fitted wardrobes, a private storage room, individual electric heating and lift access, ensuring maximum comfort throughout the year. Residents enjoy beautifully landscaped communal gardens and an elegant swimming pool, all meticulously maintained to the highest standards. Whether as a luxurious permanent residence, an exclusive holiday retreat or a prime investment opportunity, this exceptional property embodies the essence of the Marbella lifestyle: elegance, comfort and a privileged location just moments from the Mediterranean Sea. A refined residence in one of Puerto Banús' most desirable beachside communities.

### Setting

- ✓ Close To Shops
- ✓ Close To Town

### Orientation

- ✓ South

### Condition

- ✓ Good

### Pool

- ✓ Communal
- ✓ Indoor
- ✓ Heated

### Climate Control

- ✓ Air Conditioning

### Views

- ✓ Garden

### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Jacuzzi
- ✓ Basement

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Communal

### Security

- ✓ 24 Hour Security
- ✓ Safe

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas



































