Продажа - Апартамент - Puerto Banús

850.000€

Puerto Banús **Апартамент**

Коммунальные: 5,964 EUR / год **ИБИ: 1,492 EUR / год**

 **2**  **2**  **163 m2**

This partly renovated two-bedroom apartment for sale in Las Mimosas, Puerto Banús, offers an excellent opportunity to enjoy a relaxed beachside lifestyle in one of Marbella's most desirable locations. Set within an established residential complex surrounded by lush tropical gardens, the property combines comfortable interiors, attractive communal facilities and an unbeatable location just a short walk from the beach and the vibrant marina of Puerto Banús. The apartment has been partially renovated and is presented in very good condition. Around four years ago, the owners redesigned the kitchen, opening it up to the living and dining area to create a bright, contemporary open-plan space. The kitchen is fully fitted and also provides direct access to a separate utility room. The living area leads onto a private terrace, where the flooring has been renewed and which enjoys pleasant views directly over the communal gardens and swimming pool. The master bedroom has also been enhanced, with the original window replaced by full-height terrace doors, allowing direct access to the outdoor space and bringing in additional natural light. It features an en-suite bathroom, while the second bedroom is served by a separate guest bathroom. The property also benefits from a particularly generous private parking space of approximately 45 m², suitable for accommodating up to two cars, together with a separate storage room. A tourist rental licence is already in place, adding further appeal for buyers considering the property as an investment. Las Mimosas is a well-established beachside community in Puerto Banús, known for its beautifully maintained tropical gardens, peaceful surroundings and excellent leisure facilities. Residents can enjoy a communal swimming pool as well as a superb wellness area featuring a Jacuzzi, spa, gym, sauna, heated plunge pool and steam room, with changing rooms and showers. One of the main attractions of Las Mimosas is its location. The beach is just a few steps away, while the lively centre of Puerto Banús can be reached in approximately 15 minutes on foot. Its marina, designer boutiques, restaurants, cafés and nightlife are all within easy reach, along with supermarkets, banks and other everyday amenities. Marbella town centre and the wider Costa del Sol are also conveniently accessible. Combining a sought-after beachside setting, renovated open-plan living spaces, excellent communal facilities and a spacious parking area, this apartment for sale in Las Mimosas represents an attractive opportunity to acquire a property in Puerto Banús, whether as a permanent residence, a holiday home or a rental investment.

Расположение
- ✔ На побережье
- ✔ Рядом с портом
- ✔ Рядом с магазинами
- ✔ Рядом с морем

ОРИЕНТАЦИЯ
- ✔ Юго-Западная ориентация

Состояние
- ✔ Недавно отремонтированная

бассейн
- ✔ Коммунальный бассейн
- ✔ Внутренний Бассейн
- ✔ бассейн с подогревом

Климат-контроль
- ✔ Кондиционер
- ✔ Полы с подогревом

ВИД
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

Особенности
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Тренажерный зал
- ✔ Сауна
- ✔ Кладовка
- ✔ Ванная комната
- ✔ Мраморные полы
- ✔ Джакузи
- ✔ Двойные стеклопакеты

Кухня
- ✔ Частично оборудованная кухня
- ✔ Кухня-Зал

Сад
- ✔ Общий сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Сигнализация
- ✔ Охрана 24 часа

Парковка
- ✔ Общий гараж


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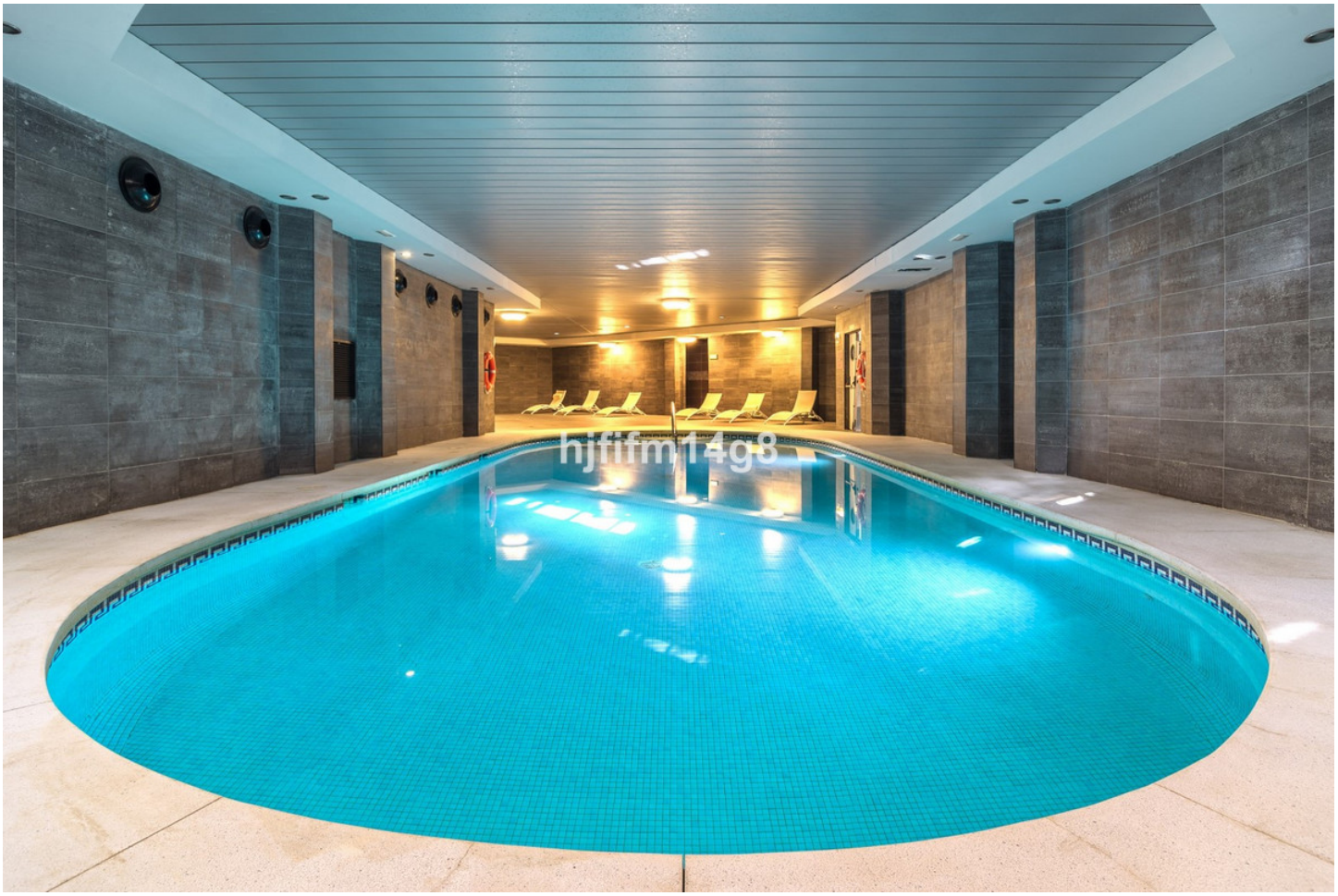
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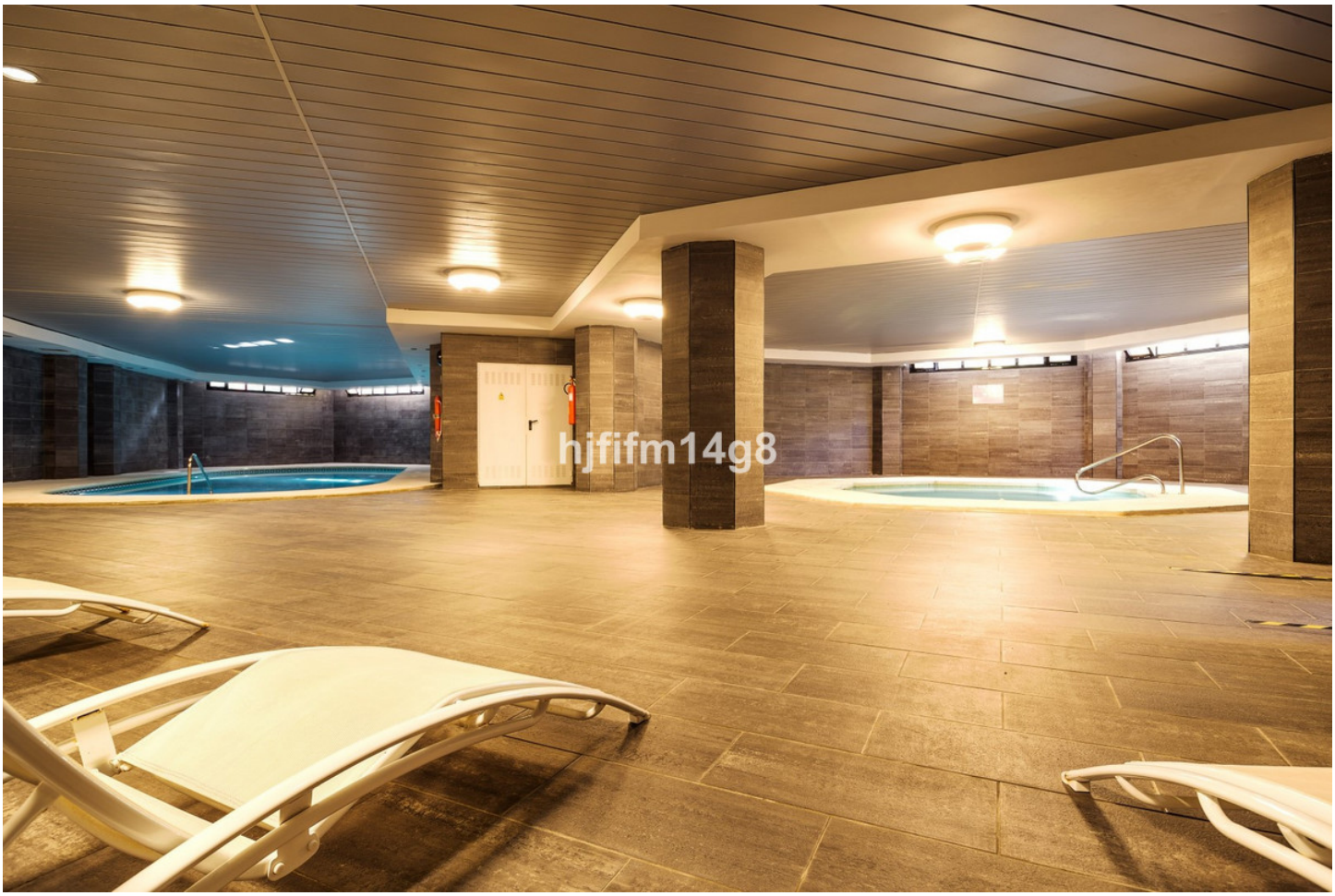
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