

**Sales - Apartment - Puerto Banús**  
**825.000€**

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**Ref.-ID: R5475976**

**Puerto Banús**

**Apartment**

**Community: 6,840 EUR / year**

**IBI: 2,200 EUR / year**

**Rubbish: 200 EUR / year**



**2**



**2**



**186 m2**

Las Mimosas de Puerto Banús is an exclusive gated community ideally located within walking distance of Puerto Banús, its beaches, restaurants and local amenities. The complex offers 24-hour security, beautifully maintained communal gardens, two swimming pools including a heated indoor pool, Turkish bath, sauna and children's playground. This spacious two-bedroom, two-bathroom ground-floor apartment enjoys a large private garden and generous terrace, ideal for outdoor living and entertaining. The property features a bright living and dining area with direct access to the terrace and garden, a fully fitted kitchen with separate utility room, a spacious guest bedroom and a master bedroom with en-suite bathroom. Additional features include hot and cold air conditioning, marble flooring, electric shutters, double glazing, private parking and a separate storage room. An excellent opportunity to own a spacious garden apartment in a sought-after complex just moments from Puerto Banús and the beach.

- Setting**
- ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Sauna
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Jacuzzi
  - ✓ Double Glazing

- Orientation**
- ✓ South West

- Furniture**
- ✓ Fully Furnished

- Condition**
- ✓ Excellent
  - ✓ Good

- Garden**
- ✓ Private

- Pool**
- ✓ Communal
  - ✓ Heated

- Security**
- ✓ Gated Complex
  - ✓ Electric Blinds
  - ✓ 24 Hour Security

- Climate Control**
- ✓ Air Conditioning

- Parking**
- ✓ Private

- Views**
- ✓ Garden