

## Wohnung zum Verkauf in Puerto Banús, Costa del Sol

2 Schlafzimmer | 3 Badezimmer | 138 m<sup>2</sup> Wohnfläche | 8 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,625 IBI | € 5,640 Community fees



### Beschreibung der Immobilie

This well-presented apartment is located in the popular Las Mimosas complex in Marbella – 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