



## Middle Floor Apartment for sale in Puerto Banús, Marbella

665,000 €

Reference: R5357068 Bedrooms: 2 Bathrooms: 2 Build Size: 104m<sup>2</sup> Terrace: 14m<sup>2</sup>





## Costa del Sol, Puerto Banús

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.



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic  
 Jacuzzi  
 Basement  
 Sauna

### Views

Garden

### Pool

Communal  
 Heated  
 Indoor

### Garden

Communal

### Orientation

East

### Setting

Beachside  
 Close To Port  
 Close To Shops  
 Close To Town  
 Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
 24 Hour Security

### Climate Control

Air Conditioning  
 Fireplace  
 Central Heating

### Condition

Good

### Kitchen

Partially Fitted

### Parking

Private