



# Middle Floor Apartment for sale in Puerto Banús, Marbella

795,000 €

Reference: R4967344 Bedrooms: 2 Bathrooms: 3 Build Size: 153m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Nestled in the prestigious area of Las Mimosas, Marbella - Puerto Banus, this exquisite apartment offers a harmonious blend of comfort and convenience. Boasting a generous built area of 153m<sup>2</sup>, including 143m<sup>2</sup> of interior space and a 30m<sup>2</sup> terrace, this property is an ideal choice for those seeking a refined lifestyle in one of Marbella's most sought-after locations. The apartment is situated within a gated community, ensuring privacy and security, and is in close proximity to a variety of amenities, including shops, restaurants, schools, and golf courses.

The property features two spacious bedrooms and two well-appointed bathrooms, making it perfect for small families or couples. The interior is designed with an open-plan kitchen that is fully fitted and equipped, seamlessly integrating with the living space to create a modern and functional environment. The apartment is offered fully furnished, with fitted wardrobes providing ample storage solutions. High-quality finishes, such as marble floors, enhance the overall elegance of the home, while air conditioning ensures year-round comfort.

The private terrace and balcony provide additional outdoor living spaces, ideal for enjoying the serene garden views or entertaining guests. Residents can also take advantage of the communal facilities, which include a swimming pool, landscaped gardens, and a secure garage with parking included. The property is equipped with modern conveniences such as Internet - Wi-Fi and a lift, further enhancing its appeal.

In excellent condition, this apartment is ready for immediate occupancy and offers a unique opportunity to experience the best of Marbella living. Its prime location near the town centre, schools, and recreational facilities, combined with its luxurious features, makes it a standout choice for discerning buyers.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Views

Garden

### Pool

Communal

### Garden

Communal

### Category

Luxury  
Beachfront

### Orientation

South

### Setting

Beachside  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Furniture

Fully Furnished  
Optional

### Security

24 Hour Security  
Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
U/F/H Bathrooms

### Condition

Good  
Excellent

### Kitchen

Fully Fitted  
Partially Fitted

### Parking

Private