+34 610 31 79 42 info@estepona-invest.es

■■■■■■■■■■■■ ■ Marbella

■■■■■■■■■■■■: R5339104

■■■■■■■■: 2 ■■■■■■■: 2 M²: 130 ■■■■■: 895 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:A Private Garden Retreat in Las Mimosas, Puerto Banús The Location This apartment in Las Mimosas is a rare find for those seeking a quiet sanctuary that remains just a short stroll from the energy of Puerto Banús and the charm of San Pedro. Situated on the 2nd line beach (only 200m away), the property is perfectly positioned next to the beachfront promenade, providing a beautiful direct walking path to both towns. You are also within walking distance of the prestigious Mistral Beach Ocean Club and the Guadalpin Banús hotel. The Highlight: Your Private Garden What makes this home truly special is the private garden. • Privacy: The garden is bordered by lush, mature hedges that provide total privacy. • Outdoor Living: It features a large 35 m² terrace, perfect for quiet breakfasts or evening drinks. • Direct Access: A private gate from your garden leads directly into the community's stunning tropical grounds and lagoon-style pool. Inside the Home The apartment is spacious (130 m²) and filled with natural light, particularly in the afternoons due to its western orientation. • Premium Finishes: Elegant marble floors are found throughout the property. • Year-Round Comfort: The home is equipped with underfloor heating for winter and a recently updated, quiet, and efficient air conditioning system. • Smart Layout: It features two bright bedrooms and two marble bathrooms designed for easy, comfortable living. • Practicality: A dedicated utility room for the washer, dryer, and water heating system keeps the kitchen and living areas clutter-free. Life at Las Mimosas Living here feels like being in a boutique resort. • Security: This is a gated community with 24-hour security and concierge services. • Wellness & SPA: Beyond the outdoor lagoon pool, residents enjoy a private spa area featuring an indoor heated pool, a sauna, and a relaxing jacuzzi. • Convenience: Everything you need—from world-class dining to local shops— is within easy walking distance. For Investors The property is a proven, "turnkey" investment opportunity. • Tourist License: It comes with a valid Tourist License. • Proven Success: It has maintained a successful rental history on Booking.com for years. Key Features at a Glance • Price: €895,000. • Space: 130 m² interior + 35 m² terrace + private garden. • Location: 2nd line beach (200m), walking distance to Puerto Banús & San Pedro via the promenade. • Security: 24h gated community with concierge. • Wellness: Outdoor lagoon pool, indoor heated pool, sauna, and jacuzzi. • Extras: Underground parking space and storage room included.

■■■■■■■■■■■■: