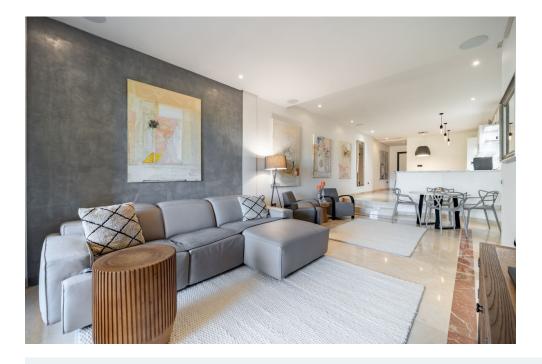


## ImmoMoment 3 bedroom Apartment in Puerto

Ref: RSR5054806

€995,000







Property type: Apartment

Location: Puerto Banús

Bedrooms: 3 Bathrooms: 2 **Swimming pool:** Private

Garden: Communal **Orientation:** South Views : Sea views

Parking: 1 underground parking

House area: 163 m<sup>2</sup>

Heated pool

Fitted wardrobes

Walking distance beach

Sauna

Terrace

Airconditioning

WiFi

**Domotics** 

Alarm system

Lift

White goods

Barbecue

Handicap access

Storage room

Central heating

Utility room

**Furnished** 



Recently Renovated Modern 3-Bedroom Middle-Floor Apartment in the exclusive beachfront complex - Las Mimosas, Puerto Banus

This beautifully renovated 3-bedroom middle-floor apartment combines contemporary style with a prime beachside location. Designed with open-plan living in mind, it features a sleek, modern kitchen and fully updated bathrooms, creating a refined yet relaxed atmosphere just steps from the shoreline.

Located in an exclusive second-line coastal development, the property is just a short, scenic stroll along the promenade to Puerto Banús, offering convenient access to its world-class marina, shopping, dining, and nightlife, while still providing a peaceful retreat.

Southwest-Facing with Stunning Terrace

Flooded with natural light, the apartment boasts a spacious southwest-facing terrace overlooking lush communal gardens. Glass curtains allow for year-round enjoyment, while dedicated dining and chill-out zones make it the perfect setting for entertaining or relaxing. The terrace also includes a built-in outdoor BBQ area, ideal for hosting gatherings in the Mediterranean sun.

Luxury Community Features:

24-hour manned security & CCTV throughout
Vehicle access via number plate recognition system
Two serviced lifts per block
Beautifully maintained communal gardens
Outdoor pool (accessed via secure resident fob)

Heated indoor pool, Jacuzzi, male & female sauna and steam rooms

Interior Highlights:

Underfloor heating throughout with Tado smart thermostats (boiler serviced Nov 2024)

Recently serviced air conditioning system (Oct 2024)

Home automation system for lighting and power

New Porcelanosa bathrooms, including a fully reformed en-suite with large Bluetooth-controlled rain shower Stylish new interior doors (white with black surrounds)

Walk-in open-plan wardrobes in the master and second bedrooms

New double-glazed tilt-and-turn door from the living room to the terrace

Electric shutters in the master and second bedrooms

Included Furniture & High-End Features:

1.5-year-old Natuzzi leather L-shaped sofa

Master bedroom: premium Norwegian Jensen super king bed

Second & third bedrooms: king-size beds

Blue cube ceiling speaker system with Bowers & Wilkins center speaker, Yamaha home cinema system, and 65"

TV with media unit

Outdoor furniture: aluminum-framed 3-seater sofa and sun lounger

Apartment sold fully furnished (excluding select artwork)

Additional Conveniences:

Private underground parking space

Private storage room

Professionally maintained communal areas with on-site gardener and cleaner

A Turn-Key Coastal Lifestyle

This stunning residence is ideal for those seeking the ultimate in modern coastal living—just moments from the beach and a short walk to the vibrant lifestyle of Puerto Banús. With every detail thoughtfully updated, this home is ready to enjoy from day one.











