



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 m²

- ✓ 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.

