



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

995 000 €

Référence: R5054806    Chambres: 3    Bain: 2    Construite: 163m<sup>2</sup>    Terrasse: 12m<sup>2</sup>





## Costa del Sol, Puerto Banús

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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Wifi  
Sauna  
Buanderie  
Barbecue  
Domotique  
Fibre optique  
Accès aux personnes à mobilité réduite

### Vues

Mer  
Jardin  
Piscine

### Piscine

Chauffé  
Indoor  
Private

### Jardin

Communautaire  
Private

### Services publics

Électricité  
Eau potable  
Téléphone

### Orientation

Sud  
Sud-ouest

### Paramètre

En bord de mer

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée  
Safe

### Catégorie

En bord de mer

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Chauffage U / F  
Salles de bain U / F / H

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain