



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN PUERTO BANÚS

 Puerto Banús

REF# R5441620    749.000 €

BEDS

3

BATHS

2

BUILT

203 m<sup>2</sup>

TERRACE

45 m<sup>2</sup>

Discover this beautifully 3-bedroom ground floor apartment in the prestigious Las Mimosas urbanization—an exclusive beachfront enclave just a 3-minute walk from Mistral Beach and a short stroll to the iconic Puerto Banús marina, with its luxury boutiques, world-class restaurants, and vibrant nightlife.

Originally designed as a 2-bedroom home, this spacious 203 m<sup>2</sup> apartment has been smartly reconfigured to include a third bedroom or a versatile home office. Bathed in natural light thanks to its southwest orientation, the apartment offers warm afternoon sun on the private terrace and fully enclosed garden—ideal for sunbathing, outdoor dining, or enjoying time with your pet.

### Key Features:

- Fully Licensed for Short-Term Rentals – An excellent opportunity for both personal enjoyment and investment.
- Private 35m2 Garden & 10m2 Terrace – Fenced outdoor space perfect for relaxing or entertaining.

+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com)    Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

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- 3 Bedrooms & 2 Bathrooms – Comfortable and flexible layout with built-in wardrobes.
- Secure Underground Parking & Storage Room – Included in the price.
- Luxury Amenities – Gated community with 24-hour security, outdoor and heated indoor pools, spa, and beautifully landscaped gardens.
- Unbeatable Location – Second-line beach, 50m from the sea and walking distance to Puerto Banús.
- Bright & Airy – South-west facing with abundant natural light throughout the day.

This is a rare opportunity to own a stylish, move-in-ready apartment in one of Marbella's most coveted beachside communities, with excellent rental potential and unbeatable access to both tranquility and the action of the Costa del Sol.

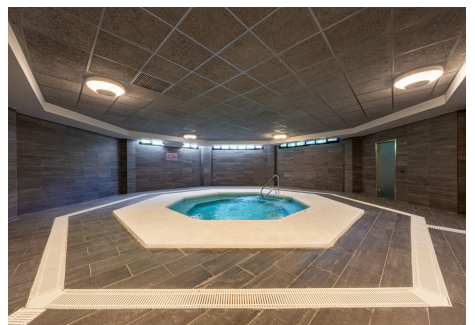
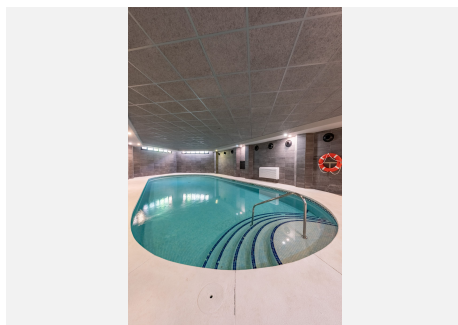
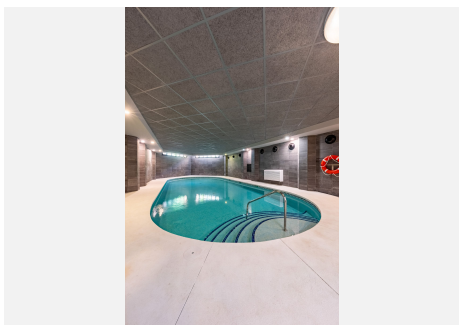


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