



R5054806

📍 Puerto Banús

REF# R5054806 995.000 €

BEDS

3

BATHS

2

BUILT

163 m²

TERRACE

12 m²

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

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

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.

# IDILIQ

ESTATES



# IDILIQ

ESTATES

