Sales - Apartment - Puerto Banús

1.490.000€

Puerto Banús **Apartment**

2 **2** **154 m2**

Exceptional Top-Floor Apartment with Almost 88 m² of Terraces in Puerto Banús Spacious two-bedroom top-floor apartment in Las Mimosas, an established gated residential complex in one of the most desirable beachside areas of Puerto Banús. Combining generous interior proportions with an exceptional amount of private outdoor space, the property offers a rare opportunity to create a distinctive Mediterranean home within walking distance of the beach, the promenade and the amenities of Puerto Banús. The property has a total constructed area of approximately **225.11 m²**, including **154.29 m² of private residential space**. One of its defining features is the impressive **87.67 m² of terraces**, divided between a **17.72 m² covered terrace** and almost **70 m² of open terrace**. This substantial outdoor area transforms the way the property can be enjoyed. There is ample space to create separate zones for dining, relaxing, entertaining and sunbathing, while the covered section provides a comfortable shaded setting for year-round use. Rather than functioning simply as an additional balcony, the terraces become genuine exterior living spaces and a natural extension of the interior. Occupying the upper floor of the building, the apartment benefits from a greater sense of privacy and openness than lower-floor properties. The generous proportions provide an excellent base for creating a sophisticated contemporary residence, while the two-bedroom layout allows the home to retain an unusually spacious feel throughout. For buyers wishing to personalise the property, the size and configuration offer considerable potential to update the interiors while preserving the exceptional proportions. The combination of substantial interior space and extensive terraces gives the residence a flexibility that is increasingly difficult to find in newer developments in this part of Marbella. The property includes **two private underground parking spaces**, an important practical advantage in such a central beachside location. Las Mimosas is a well-established gated community surrounded by mature tropical landscaping. Residents benefit from extensive communal facilities including landscaped gardens, outdoor and indoor swimming pools, a gym, spa area and sauna, together with controlled access and 24-hour security. The location is one of the property’s strongest assets. The beach and seafront promenade are within walking distance, as are restaurants and everyday services. Puerto Banús marina, with its boutiques, cafés and dining options, is close by, while Nueva Andalucía, Marbella and San Pedro de Alcántara are all easily accessible. Despite this proximity to one of Marbella’s most internationally recognised destinations, Las Mimosas maintains a calm residential atmosphere. Tourist rentals are not permitted within the community, helping preserve its more private and established character throughout the year. With approximately **225 m² of constructed area, almost 88 m² of terraces and two private parking spaces**, this top-floor apartment stands out primarily for its scale. It offers the increasingly rare combination of substantial indoor and outdoor living space, a secure established community and a prime beachside position in Puerto Banús — an excellent basis for creating a refined permanent residence or second home on the Costa del Sol.