Sales - Apartment - Puerto Banús

1.499.000€

Puerto Banús **Apartment**

 **2**  **2**  **156 m2**

Spacious Top-Floor Residence with Over 80 m² of Terraces in Puerto Banús Generously proportioned two-bedroom top-floor residence in Las Mimosas, a sought-after gated residential complex situated in the beachside area of Puerto Banús. Offering more than 227 m² of constructed space and over 80 m² of private terraces, the property combines unusually spacious accommodation with an exceptional location within walking distance of the Mediterranean coast and Puerto Banús. The property has a total constructed area of approximately **227.78 m²**, including **154.92 m² of private residential space**. The interior is complemented by an impressive **80.57 m² of terraces**, comprising a **17.62 m² covered terrace** and a further **62.95 m² of open terrace**. These generous exterior areas are central to the character of the home. The covered terrace offers a sheltered setting for outdoor dining and relaxing throughout much of the year, while the large open terrace provides extensive space for sunbathing, entertaining and creating several separate outdoor living zones. Together, they provide the kind of indoor-outdoor lifestyle that defines residential living on the Costa del Sol. Located on the upper floor of the building, the apartment enjoys a greater sense of separation from the communal areas below and offers the privacy and openness typically associated with top-floor living. Its unusually large dimensions allow the two-bedroom layout to feel particularly generous, with ample space for comfortable everyday living and entertaining. The scale of the property also gives a future owner significant flexibility when updating or redesigning the interiors. This makes it especially interesting for buyers looking to create a personalised contemporary home without compromising on space — something that can be difficult to achieve in many newer developments close to Puerto Banús. A **private underground parking space** is included with the property. Las Mimosas is an established gated residential community characterised by mature tropical gardens and an extensive range of residents' facilities. The complex offers outdoor and indoor swimming pools, a gym, spa area and sauna, together with controlled access and 24-hour security. Its beachside position is particularly attractive. The sea and promenade can be reached on foot, while restaurants, cafés and everyday amenities are close by. Puerto Banús marina and its international selection of boutiques and dining venues are also within easy reach. Marbella, Nueva Andalucía and San Pedro de Alcántara can all be accessed conveniently, making the property equally practical as a permanent residence or a second home. The community does not allow tourist rentals, contributing to a quieter residential atmosphere and reducing the high turnover normally associated with holiday complexes. This makes Las Mimosas particularly appealing to buyers who prioritise privacy, security and an established residential environment while remaining close to the centre of Puerto Banús. With approximately **227.78 m² of constructed area and more than 80 m² of terraces**, this top-floor residence offers exceptional space for a two-bedroom property in this location. Its combination of substantial outdoor living areas, established communal facilities and proximity to the beach creates a strong opportunity for a buyer seeking a spacious Mediterranean home with the potential to be updated and tailored to individual taste.

Setting
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ West Facing

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Not Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale



















































