

PUERTO BANÚS

1,490,000 €

REFERENCE R5461540

An Unparalleled Penthouse Oasis with Expansive Terraces in the Heart of Puerto Banús

2	2	154 m²	88 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is proud to present an extraordinary opportunity to acquire a top-floor apartment in Las Mimosas, an esteemed and exclusive gated residential complex nestled in one of the most coveted beachside enclaves of Puerto Banús. This exceptional residence redefines luxury living, seamlessly blending vast interior dimensions with an astonishing expanse of private outdoor space, creating a truly distinctive Mediterranean sanctuary.

Poised on the upper floor of its building, this property enjoys a heightened sense of privacy and an open, airy ambiance that is often elusive in lower-level residences. It offers a rare canvas for the discerning buyer to craft a bespoke home that reflects their unique taste and lifestyle, all within leisurely strolling distance of the pristine beaches, the iconic promenade, and the world-class amenities that define Puerto Banús.

Generous Proportions and Exquisite Outdoor Living

This remarkable apartment boasts a total constructed area of approximately **225.11 m²**, with an impressive **154.29 m² dedicated to private residential space**. However, what truly sets this penthouse apart is its breathtaking outdoor provision: an expansive **87.67 m² of private terraces**. This includes a versatile **17.72 m² covered terrace**, perfect for year-round enjoyment, complemented by an impressive nearly **70 m² of open terrace** designed for sun-drenched leisure.

This substantial outdoor realm transcends the conventional idea of a balcony; it transforms into a series of genuine exterior living spaces, a natural and luxurious extension of the interior. Imagine creating distinct zones tailored to every desire: a sophisticated al fresco dining area, a tranquil corner for relaxation, a vibrant space for entertaining guests under the stars, and a secluded sunbathing haven. The covered section offers a comfortable, shaded retreat, ensuring that the Mediterranean climate can be enjoyed in absolute comfort, regardless of the season. This unparalleled fusion of indoor and outdoor living is precisely what discerning buyers seek for the quintessential Costa del Sol lifestyle.

A Canvas for Bespoke Mediterranean Design

The interior of this two-bedroom penthouse is characterized by its generous proportions, providing an outstanding foundation for the creation of a sophisticated contemporary residence. Unlike many modern developments where space is often at a premium, this property retains an unusually spacious and airy feel throughout, ensuring comfort and luxury in equal measure. The intelligent two-bedroom layout is ideal for a couple seeking ample room or a small family desiring an elegant beachside retreat.

For those with a vision to personalise, the size and configuration of the apartment offer considerable potential for a comprehensive interior update. This allows for the integration of cutting-edge design, premium materials, and bespoke finishes, all while preserving the exceptional volumetric proportions that are so rare to find. This flexibility—the harmonious combination of substantial interior living space and expansive terraces—presents an increasingly scarce commodity in the newer developments that dot this prestigious region of Marbella.

Prime Location: The Allure of Puerto Banús, Southern Spain

The location of this property is, without doubt, one of its most compelling assets. Situated in Puerto Banús, a global icon of luxury and a jewel in the crown of Southern Spain's Costa del Sol, residents are immersed in an environment of unparalleled glamour and convenience. From your doorstep, a leisurely stroll leads you directly to the golden sands of the beach and the picturesque seafront promenade, inviting daily walks and breathtaking sunsets.

Puerto Banús marina, renowned as a playground for the international elite, is just moments away, offering a captivating panorama of superyachts, designer boutiques from the world's most prestigious fashion houses, charming cafés, and an array of exquisite dining options, from casual beachfront chiringuitos to Michelin-starred establishments. Beyond the immediate vibrancy of Banús, the property offers excellent connectivity to the chic residential areas of Nueva Andalucía, the historic charm of Marbella Old Town, and the authentic Spanish atmosphere of San Pedro de Alcántara, all easily accessible. This prime position ensures that every convenience and luxury is within effortless reach, solidifying its status as a highly desirable address in

Southern Spain.

Exclusive Community Living at Las Mimosas

Las Mimosas is a testament to established luxury and refined living. This meticulously maintained gated community is enveloped by lush, mature tropical landscaping, creating an idyllic and tranquil retreat. Residents benefit from an array of exceptional communal facilities designed for ultimate comfort and well-being, including beautifully manicured gardens, inviting outdoor and indoor swimming pools, a fully equipped gymnasium, a serene spa area, and a rejuvenating sauna. The community prides itself on its controlled access and 24-hour security, offering residents peace of mind and an exclusive, private lifestyle.

Despite its enviable proximity to one of Marbella's most internationally recognised and vibrant destinations, Las Mimosas successfully maintains a remarkably calm and residential atmosphere. A significant advantage for owners seeking a peaceful retreat is the community's policy: tourist rentals are strictly not permitted. This thoughtful regulation safeguards the private, established, and tranquil character of the community throughout the year, ensuring an exclusive ambiance for all residents.

With approximately **225 m² of constructed area, almost 88 m² of private terraces, and two dedicated underground parking spaces** – a crucial practical advantage in such a central beachside location – this top-floor apartment is distinguished by its sheer scale and exceptional offerings. It represents an increasingly rare combination of substantial indoor and outdoor living space within a secure, established community, all set in a prime beachside position in Puerto Banús. This is more than just a property; it is an outstanding foundation for creating a refined permanent residence or an exquisite second home on the sun-drenched Costa del Sol, curated for those who demand the very best from Luxury Realty.

Details

Reference	R5461540	Property Type	Penthouse
Status	Sale	Price	1,490,000 €
Bedrooms	2	Bathrooms	2
Build size	154 m²	Plot Size	–
Terrace	88 m²	Parking places	by request