



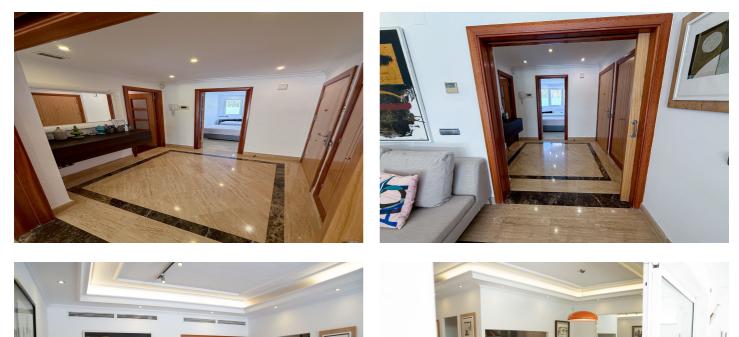
# Ground Floor Apartment for sale in Marbella Town,

### 1,350,000 €

## Marbella

Reference: R5104642 Bedrooms: 3 Bathrooms: 3 Build Size: 212m<sup>2</sup> Terrace: 70m<sup>2</sup>











#### Costa del Sol, Marbella Town

Elegant ground-floor apartment with 157 m<sup>2</sup> built, located in the prestigious Embrujo de Banús complex, just a 3minute walk from the beach: Ocean Club, Mistral Beach, etc. Spacious living/dining room with direct access to the terrace of over 70 m<sup>2</sup>. The modern kitchen is fully equipped with high-end appliances. The property offers three bedrooms and three bathrooms. The master bedroom has an en-suite bathroom with a bathtub and shower and direct access to the terrace. The complex offers exclusive amenities such as an indoor and outdoor pool, a modern gym, a spa with a sauna and hydrotherapy, a restaurant, a bar, and 24-hour security. The apartment's notable features include electric shutters, air conditioning, a private parking space, a storage room and access to all complex amenities. Ground Floor Apartment, Marbella, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 157 m<sup>2</sup>, Terrace 70 m<sup>2</sup>. Setting : Town, Suburban, Commercial Area, Beachside, Port, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Marina, Close To Marina, Urbanisation. Orientation : East, South. Condition : Excellent. Pool : Communal, Indoor, Heated. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Garden, Forest. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Sauna, Storage Room, Utility Room, Marble Flooring, Double Glazing, Domotics, 24 Hour Reception, Restaurant On Site, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Communal, Landscaped, Easy Maintenance. Security : Gated Complex, Electric Blinds, Entry Phone, Alarm System, 24 Hour Security, Safe. Parking : Underground, Garage, Covered, Private. Utilities : Electricity, Drinkable Water. Category : Luxury, Resale.





#### Features:

#### Features **Covered Terrace** Lift Near Transport **Private Terrace** Storage Room Marble Flooring **Double Glazing** 24 Hour Reception **Fitted Wardrobes** WiFi Gym Sauna Utility Room Domotics **Restaurant On Site Fiber Optic** Views Garden Forest

Pool Communal Heated Indoor Garden

Utilities

Communal Landscaped Easy Maintenance Orientation East South Climate Control Air Conditioning Cold A/C Hot A/C

#### Condition Setting Excellent **Commercial Area** Beachside Close To Golf **Close To Port** Urbanisation Close To Sea **Close To Shops Close To Town Close To Schools** Town Suburban Port **Close To Forest** Marina Close To Marina Furniture Kitchen Optional **Fully Fitted** Security Parking **Gated Complex** Underground 24 Hour Security Garage Alarm System Private **Electric Blinds** Covered **Entry Phone** Safe Category

Ama Home Spain | +34 600 470 047 | info@amahomespain.com





Electricity Drinkable Water Luxury Resale