



## Ground Floor Apartment for sale in Marbella Town, Marbella

1.350.000 €

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





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## 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 3-minute 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:

### Caratteristiche

Terrazza coperta  
 Ascensore  
 Vicino ai mezzi di trasporto  
 Terrazza privata  
 Ripostiglio  
 Pavimenti in marmo  
 Doppio vetro  
 Reception 24 ore  
 Armadi a muro  
 Wifi  
 Palestra  
 Sauna  
 Ripostiglio  
 Domotica  
 Ristorante in loco  
 Fibra ottica

### Viste

Giardino  
 Foresta

### Orientamento

Est  
 Sud

### Climate Control

Aria condizionata  
 Freddo a/c  
 Caldo a/c

### Collocamento

Area commerciale  
 Vicino alla spiaggia  
 Vicino al golf  
 Vicino al porto  
 Zona urbana  
 Vicino al mare  
 Vicino ai negozi  
 Vicino alla città  
 Vicino alle scuole  
 Città  
 Suburban  
 Porta  
 Vicino alla foresta  
 Porto  
 Vicino al porto

### Mobilia

Opzionale

### Condizione

Eccellente

### Piscina

Condominiale  
 Riscaldato  
 Interna

### Giardino

Condominiale  
 Paesaggistico  
 Di facile manutenzione

### Sicurezza

Complesso residenziale privato  
 Sicurezza 24 ore  
 Sistema di allarme  
 Persiane elettriche  
 Citofono  
 Cassaforte

### Categoria

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
 Garage  
 Privato  
 Coperto

### Utility



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Elettricità  
Acqua potabile

Lusso  
Rivendita