



## Ground Floor Apartment for sale in Puerto Banús, Marbella

845.000 €

Reference: R5114314    Bedrooms: 2    Bathrooms: 2    Build Size: 130m<sup>2</sup>    Terrace: 40m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Exclusive Ground Floor Apartment in Embrujo Playa, Between the Glamour of Puerto Banús and the Charm of San Pedro. Welcome to a property that brings together everything that makes living in Marbella so special: a prime location, elegance, tranquility, and proximity to the sea. This exceptional ground floor apartment is located in the prestigious gated community of Embrujo Playa a secure and peaceful development that offers both privacy and comfort, just minutes from the most sought-after areas of the Costa del Sol. Perfectly situated between Puerto Banús and San Pedro de Alcántara, you can enjoy leisurely seaside walks every day, with the beach and promenade just a short stroll away. The area also offers a fantastic selection of restaurants, boutiques, supermarkets, and beach clubs within walking distance. The apartment occupies one of the most privileged positions within the complex: with west facing, with a spacious private terrace and open views over the lush tropical gardens and two communal swimming pools, the perfect setting to unwind or entertain in an exclusive, serene atmosphere. Inside, the property stands out for its natural light, generous spaces, and functional layout that creates a seamless connection between indoor and outdoor living. It also includes a private underground parking space and a storage room for added convenience. Embrujo Playa represents the very best of the Marbella lifestyle: 24-hour security, beautifully maintained communal areas, and a strategic location between two of the most iconic destinations on the Costa del Sol. A unique opportunity to enjoy an elegant, comfortable residence in one of the most desirable areas of Marbella.



## Features:

### Caratteristiche

Ascensore

Vicino ai mezzi di trasporto

Terrazza privata

Ripostiglio

Bagno privato

Armadi a muro

Ripostiglio

### Viste

Giardino

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Elettricità

Acqua potabile

### Orientamento

Ovest

### Collocamento

Vicino alla spiaggia

Vicino ai negozi

Vicino alla città

Vicino alle scuole

### Mobilia

Non arredato

### Sicurezza

Complesso residenziale privato

Sicurezza 24 ore

### Categoria

Rivendita

### Climate Control

Aria condizionata

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo