



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

**800.000 €**

Reference: R5227303   Bedrooms: 2   Bathrooms: 2   Build Size: 160m<sup>2</sup>   Terrace: 16m<sup>2</sup>





## Costa del Sol, Puerto Banús

Spacious 2-Bedroom Apartment with Potential to Convert into 3 Bedrooms Embrujo Playa is one of the most well-established and peaceful residential complexes in the beachside area of Puerto Banús. Located just a 5-minute walk from the sea and promenade, it offers lush gardens, two outdoor swimming pools, 24-hour security, and a privileged location close to shops, restaurants, beach clubs, sports centres, and international schools. This bright and spacious ground floor apartment boasts a total area of approximately 160 m<sup>2</sup> and enjoys a sunny orientation with open views over the communal gardens and pool. It features a generous living room, a large fully fitted kitchen with dining area, two bedrooms, and two bathrooms. The wide terrace is perfect for relaxing or entertaining outdoors. One of the key advantages is the potential to convert the layout into a 3-bedroom home without compromising comfort. This makes it a rare find for those seeking a larger-than-average apartment in the heart of the coast. Underground parking and a private storage room are included in the price.





## Features:

### Caratteristiche

Terrazza privata

Ripostiglio

Pavimenti in marmo

Armadi a muro

### Collocamento

Vicino al porto

Vicino al mare

Vicino ai negozi

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

Persiane elettriche

### Climate Control

Aria condizionata

### Condizione

Buona

Recentemente ristrutturato

Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Privato

### Viste

Giardino

Piscina

### Piscina

Condominiale

### Giardino

Condominiale