

**Sales - Apartment - Puerto Banús**  
**879.000€**

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**Ref.-ID: R5078446**

**Puerto Banús**

**Apartment**

**Community: 3,408 EUR / year**

**IBI: 1,182 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**2**



**172 m2**

Welcome to this beautifully situated ground floor apartment in the sought-after Embrujo Playa complex, ideally located between Puerto Banús and San Pedro de Alcántara, just a few minutes' walk from the beach. This prime location offers the best of both worlds – the glamour and energy of Puerto Banús to the east, and the charming, more traditional atmosphere of San Pedro to the west, both within easy walking distance. You can enjoy a leisurely stroll along the stunning beachfront promenade, easily accessed from the complex, with shops, restaurants, and beach clubs just moments away. Embrujo Playa is a prestigious, gated development renowned for its lush tropical gardens, 24-hour security, and exceptional communal areas, offering a peaceful and secure environment while still being close to all amenities. This particular unit enjoys one of the best positions within the complex. Facing south, it boasts a spacious, partly covered terrace that allows for both sun and shade throughout the day – perfect for relaxing or entertaining in any season. The communal pool area is beautifully positioned just in front of the terrace, offering a lovely open view while maintaining the ideal distance for peace and privacy. Inside, the apartment is bright and welcoming, with generous living spaces and a seamless indoor-outdoor flow. Included in the price are a private garage space and storage room, adding to the convenience and practicality of the property. Security is a top priority in Embrujo Playa, with 24-hour gated security and controlled access, ensuring complete peace of mind for residents whether as a permanent home or a holiday getaway. This is truly a rare opportunity to own a perfectly positioned home in one of the most desirable communities along Marbella's beachline, with close access to the beautiful beach promenade.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Sea</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                     | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li><li>✓ Pool</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Marble Flooring</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>                 | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ 24 Hour Security</li></ul> |  |  |  |