

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. The property is sold fully furnished, making it ready for immediate use or rental investment. 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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|---|---|--|--|--|---|
| Setting <ul style="list-style-type: none">✓ Beachside✓ Close To Sea | Orientation <ul style="list-style-type: none">✓ South | Pool <ul style="list-style-type: none">✓ Communal | Climate Control <ul style="list-style-type: none">✓ Fireplace | Views <ul style="list-style-type: none">✓ Garden✓ Pool | Features <ul style="list-style-type: none">✓ Covered Terrace✓ Lift✓ Private Terrace✓ Storage Room✓ Marble Flooring |
| Furniture <ul style="list-style-type: none">✓ Fully Furnished | Kitchen <ul style="list-style-type: none">✓ Partially Fitted | Garden <ul style="list-style-type: none">✓ Communal | Security <ul style="list-style-type: none">✓ Gated Complex✓ 24 Hour Security | Parking <ul style="list-style-type: none">✓ Private | |