

**Sales - Apartment - Puerto Banús**  
**845.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5114314**

**Puerto Banús**

**Apartment**

**Community: 3,588 EUR / year**

**IBI: 1,266 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**



**130 m2**

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.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</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>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully 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>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>				