

Sales - Apartment - Puerto Banús
2.500.000€

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Ref.-ID: R5214586

Puerto Banús

Apartment

Community: 6,636 EUR / year

IBI: 1,900 EUR / year



3



4.5



273 m2

This exclusive apartment is located in the renowned residential complex El Embrujo Banús, just a few steps from the famous Puerto Banús marina in Marbella. The location is distinguished by its immediate proximity to amenities, shopping facilities, public transport, and the beach. The residential complex offers a high level of security with 24-hour security service, surveillance cameras, and a gated community. With a generous living area of 273 m² and a 60 m² private terrace, the apartment features three bedrooms, all with en-suite bathrooms, as well as an additional guest WC. The fittings include a fully equipped kitchen, air conditioning, double-glazed windows, electric shutters, and built-in wardrobes. The apartment is in excellent condition and comes with a private garage space, a storage room, and its own basement area. Communal facilities include a well-maintained garden, a heated pool, a gym, and a luxurious spa area. Residents also benefit from an elevator, satellite TV, high-speed internet (Wi-Fi), and 24-hour service. The spacious, covered terrace offers a magnificent view of the sea, the surrounding landscape, the garden, and the pool area. Further highlights include proximity to a children's playground, the option for furnished handover, and the beachfront location. The property is ideal for discerning buyers who value comfort, security, and a prime location.

- Setting**
- ✓ Beachside
 - ✓ Close To Shops
 - ✓ Close To Sea

- Features**
- ✓ Covered Terrace
 - ✓ Lift
 - ✓ Fitted Wardrobes
 - ✓ Near Transport
 - ✓ Private Terrace
 - ✓ Satellite TV
 - ✓ WiFi
 - ✓ Gym
 - ✓ Storage Room
 - ✓ Ensuite Bathroom
 - ✓ Double Glazing
 - ✓ Basement

- Orientation**
- ✓ South East

- Furniture**
- ✓ Optional

- Condition**
- ✓ Excellent
 - ✓ Good

- Garden**
- ✓ Communal

- Pool**
- ✓ Communal
 - ✓ Heated

- Security**
- ✓ Gated Complex
 - ✓ Electric Blinds
 - ✓ Entry Phone
 - ✓ 24 Hour Security

- Climate Control**
- ✓ Air Conditioning

- Parking**
- ✓ More Than One
 - ✓ Private

- Views**
- ✓ Sea
 - ✓ Country
 - ✓ Garden
 - ✓ Pool

- Category**
- ✓ Luxury