

## Продажа - Апартамент - Puerto Banús 790.000€

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











Ref.-ID: R5214580 **Puerto Banús** Апартамент

Коммунальные: 3,600 EUR / год

ИБИ: 1,000 EUR / год

Mycop: 180 EUR / год







140 m2

This exclusive apartment is located in the sought-after residential complex El Embrujo Marbella, just a few steps from Puerto Banús and the beaches of Marbella. The property impresses with its excellent location. With a generous living area of 140 m<sup>2</sup> and a private terrace of 25 m<sup>2</sup>, this apartment offers the highest level of comfort and quality of life. The apartment features two spacious bedrooms and two modern bathrooms. The amenities include a fully equipped kitchen, a practical utility room, and built-in wardrobes that provide ample storage space. Air conditioning ensures pleasant temperatures throughout the year, while the elevator facilitates access to the apartment. A private garage parking space is also available, offering additional security and convenience. The residential complex offers numerous communal facilities, including a well-maintained garden and a large communal pool, inviting you to relax and enjoy. The complex is guarded around the clock and features a 24-hour security service as well as a 24-hour concierge service. The gated community ensures maximum privacy and security. From your own terrace, you can enjoy a wonderful view of the garden and the pool.

| Расположение На побережье Рядом с магазинами Рядом с морем Рядом с городом  | <b>ОРИЕНТАЦИЯ</b>        | <b>Состояние</b>                    | <b>бассейн</b>            | <b>Климат-контроль</b>                                |
|---|--------------------------|-------------------------------------|---------------------------|---|
|   | У Юг                     | Хорошее                             | Общий                     | Кондиционер   |
| Особенности Крытая терраса Лифт Встроенные шкафы Рядом с транспортом Приватная терраса Подсобное помещение Подвал Категория Элитная | <b>Мебель</b> По желанию | <b>Кухня</b> Частично оборудованная | <b>Сад</b> У Общественный | меры безопасности Огражденный комплекс Охрана 24 часа |

**ВИД** ✔ Сад ✔ Бассейн

Парковка

**Приватная**