



## Ground Floor Apartment for sale in Puerto Banús, Marbella

879.000 €

Referentie: R5078446 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 172m<sup>2</sup>





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## Costa del Sol, Puerto Banús

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.



## Kenmerken:

### Extra's

Overdekt terras

Privé Terras

Berging

Marmeren vloeren

### Uitzicht

Garden Views

Pool Bekeken

### Keuken

Gedeeltelijk ingerichte keuken

### Energiebeoordeling

D

### Zonorientatie

zuiden

### Ligging

Dicht bij strand

Dichtbij zee

### Tuin

gemeenschappelijke tuin

### CO2 Emission Rating

D

### Klimaatbeheersing

Open haard

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex

24 -uurs beveiliging