Sales - Apartment - Puerto Banús
879.000€

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. 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.

Setting
✔ Beachside
✔ Close To Sea

Orientation
✔ South

Pool
✔ Communal

Climate Control
✔ Fireplace

Views
✔ Garden
✔ Pool

Features
✔ Covered Terrace
✔ Private Terrace
✔ Storage Room
✔ Marble Flooring

Kitchen
✔ Partially Fitted

Garden
✔ Communal

Security
✔ Gated Complex
✔ 24 Hour Security