



Sales - Apartment - Puerto Banús
879.000€

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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

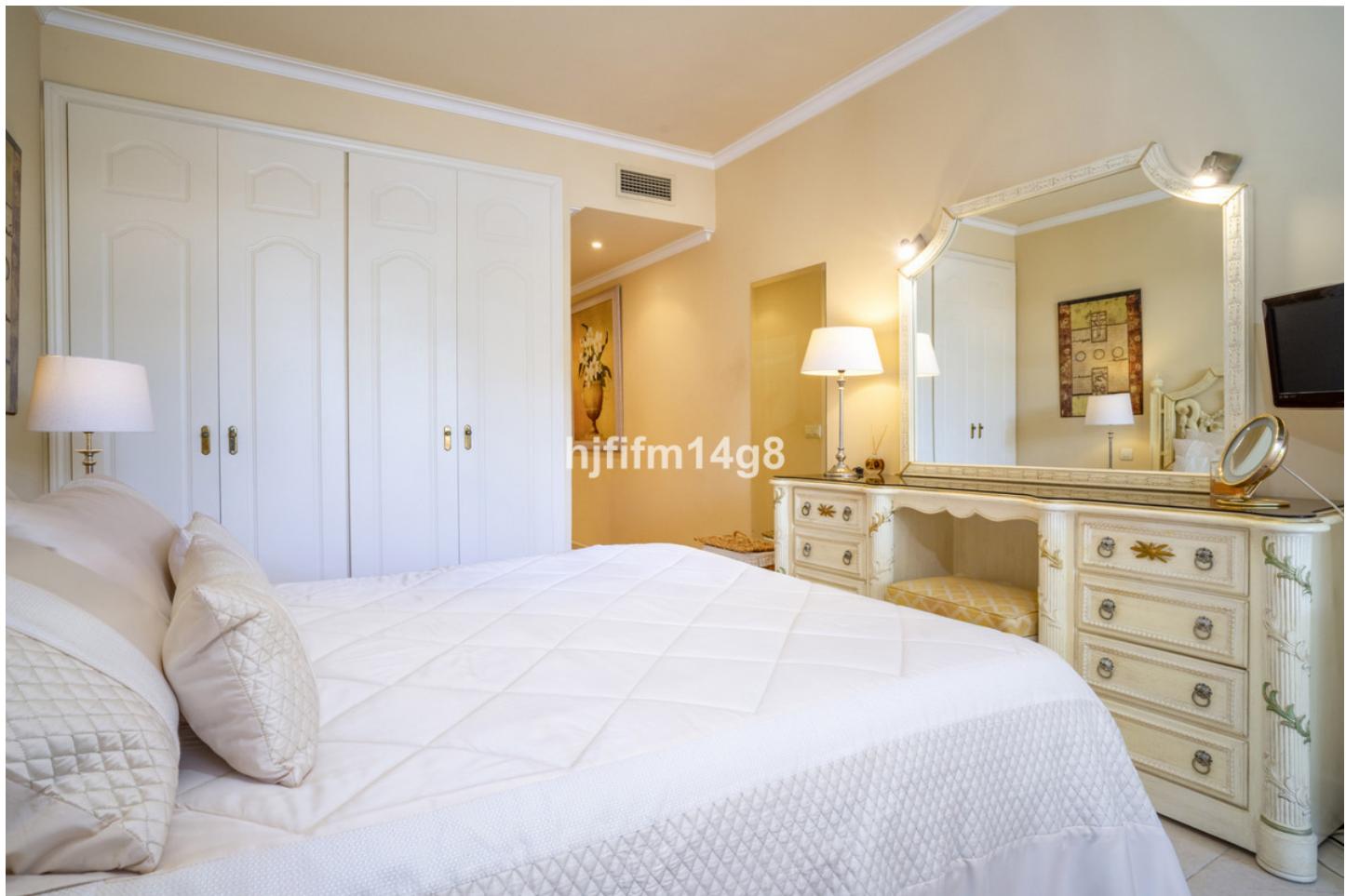














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