

**Ref.-ID: MIBGR5078446**

**Puerto Banús**

**Apartment**

**Community: 3,408 EUR / year IBI: 1,182 EUR / year**

**Rubbish: 185 EUR / year**



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. The property is sold fully furnished, making it ready for immediate use or rental investment. 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

**Views**

- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal

**Orientation**

- ✓ South

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Marble Flooring

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Private

**Climate Control**

- ✓ Fireplace

**Kitchen**

- ✓ Partially Fitted























