

**Ref.-ID: MIBGR5214580**

**Puerto Banús**

**Apartment**

**Community: 3,600 EUR / year IBI: 1,000 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**



**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.

**Setting**

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Partially Fitted

**Category**

- ✓ Luxury

**Orientation**

- ✓ South

**Views**

- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Basement

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Pool**

- ✓ Communal

**Furniture**

- ✓ Optional

**Parking**

- ✓ Private

































