MIBGROUP.ES

Sales - Apartment - Puerto Banús

850.000€

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Ref.-ID: MIBGR5227303 **Puerto Banús** **Apartment**

Community: 3,600 EUR / year **IBI: 1,211 EUR / year** **Rubbish: 184 EUR / year**

 **2**

 **2**

 **160 m2**

Spacious 2-Bedroom Apartment with Potential to Convert into 3 Bedrooms Embrujo Playa is one of the most well-established and peaceful residential complexes in the beachside area of Puerto Banús. Located just a 5-minute walk from the sea and promenade, it offers lush gardens, two outdoor swimming pools, 24-hour security, and a privileged location close to shops, restaurants, beach clubs, sports centres, and international schools. This bright and spacious first floor apartment boasts a total area of approximately 160 m² and enjoys a sunny orientation with open views over the communal gardens and pool. It features a generous living room, a large fully fitted kitchen with dining area, two bedrooms, and two bathrooms. The wide terrace is perfect for relaxing or entertaining outdoors. One of the key advantages is the potential to convert the layout into a 3-bedroom home without compromising comfort. This makes it a rare find for those seeking a larger-than-average apartment in the heart of the coast. Underground parking and a private storage room are included in the price.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea

Condition
- ✔ Good Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds

Parking
- ✔ Private Parking





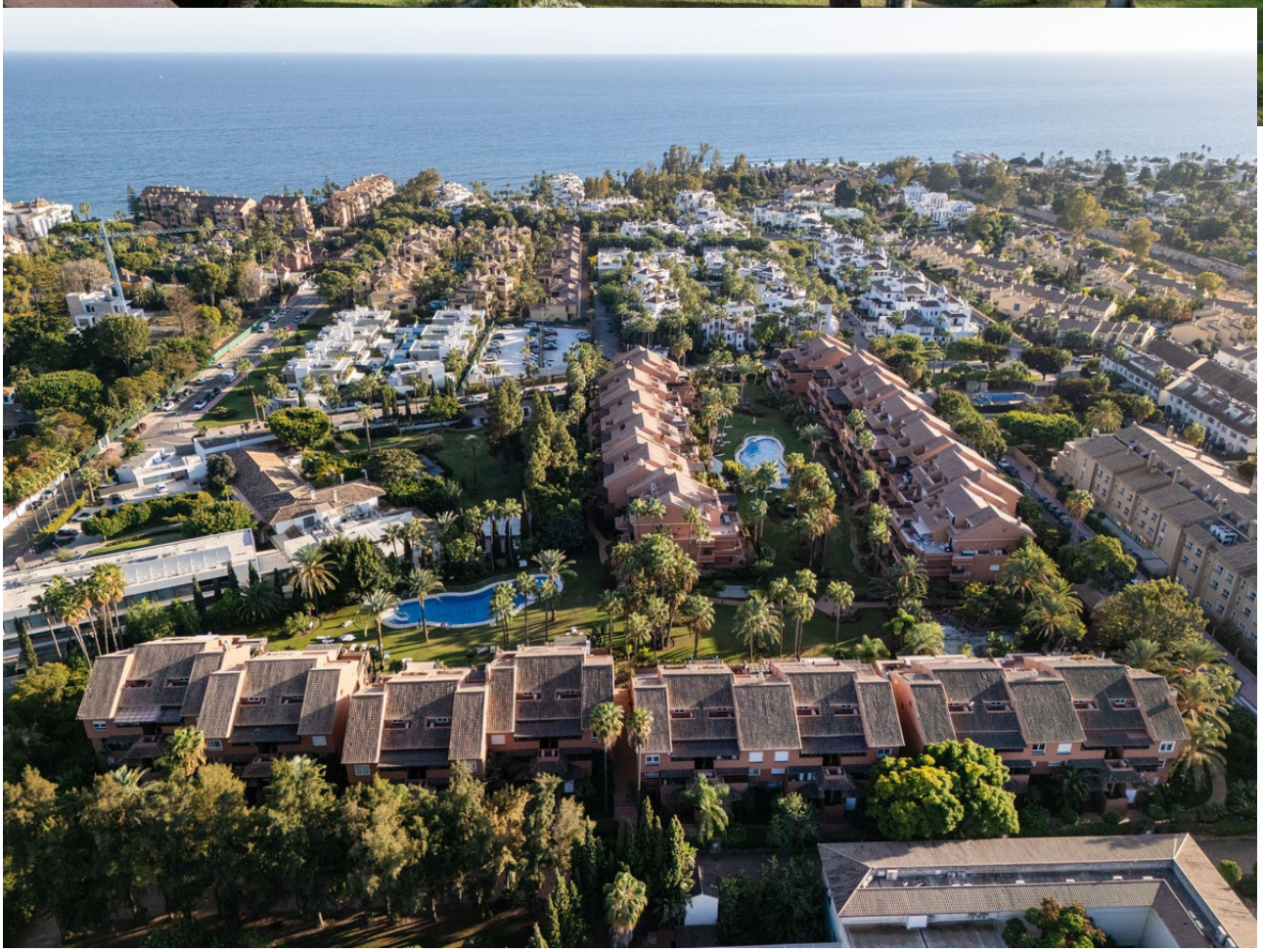

















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