Sales - Apartment - Puerto Banús

1.690.000€

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Ref.-ID: MIBGR5378149 **Puerto Banús** **Apartment**

 **3**

 **3.5**

 **300 m2**

Exclusive ground floor apartment located in the prestigious El Embrujo de Banús urbanisation, one of the most sought-after residential communities in Puerto Banús, renowned for its contemporary architecture, lush tropical gardens and outstanding communal areas. The property offers a magnificent combination of spacious interiors, privacy and seamless indoor-outdoor living, thanks to its 216 m² of interior space and spectacular 84 m² covered terrace with direct access to the communal gardens. An ideal residence to enjoy the Mediterranean lifestyle all year round within an exclusive residential complex. The apartment features an elegant entrance hall leading into a spacious living and dining area of generous proportions, flooded with natural light through large sliding doors that open directly onto the main terrace. This outdoor space offers multiple areas for relaxation, al fresco dining and entertaining, surrounded by greenery and with immediate access to the communal areas and swimming pool. The separate fully equipped kitchen features modern lines, ample storage space and an independent laundry room. The property comprises three spacious bedrooms, all with en-suite bathrooms finished in natural marble. The master suite stands out for its generous dimensions, elegant bathroom with bathtub and separate shower, as well as a large fully fitted walk-in wardrobe. Two of the bedrooms also enjoy direct access to the main terrace, creating a pleasant continuity between indoor and outdoor living. The property is completed by a guest toilet. Additional features include marble and natural wood flooring, centralized air conditioning, indirect lighting, fitted wardrobes and excellent construction qualities throughout the property. The property also counts with an additional storage room. El Embrujo de Banús offers 24-hour security, beautifully landscaped gardens and an impressive communal swimming pool, all within walking distance to the beach, Puerto Banús, fine dining restaurants and all amenities. A spacious and refined property, ideal as a permanent residence, holiday home or investment opportunity in one of Marbella’s most exclusive locations.

Setting
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Marble Flooring

Furniture
- ✔ Part Furnished

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security




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