

**Ref.-ID: MIBGR5159062**

**Puerto Banús**

**Апартамент**



**6**



**6**



**380 m2**

This exceptional luxury apartment is situated in the prestigious El Embrujo Banús development, just 750 metres from Puerto Banus in Marbella. Occupying a prime position on the 4th floor, this expansive property offers over 380m<sup>2</sup> of built space complemented by a stunning enclosed terrace of almost 90m<sup>2</sup>, providing partial sea views and panoramic vistas. The apartment is ideally located within a gated community, ensuring both privacy and security, and is only a short stroll from the beach, promenade, and a wealth of local amenities, including shops, restaurants, schools, and golf courses. Comprising 6 spacious bedrooms and 6 modern bathrooms, the apartment has been meticulously designed to offer the utmost comfort and convenience. The property comes fully furnished and features a fully fitted open-plan kitchen, marble floors, air conditioning, double glazing and fitted wardrobes. The living and dining areas are generously proportioned, and the layout offers an easy flow, continuing to the covered terrace which offers entertaining and dining year round, whilst enjoying the charming panoramic views down to the sea. Residents benefit from an array of luxury communal facilities within El Embrujo Banus, including a heated indoor pool, a large outdoor pool, beautifully maintained tropical gardens, and a private garage with 2 parking spaces. Wellness amenities are abundant, with a state-of-the-art gym, spa, jacuzzi, Scandinavian sauna, and Turkish bath available within the complex. The presence of a doorman and 24-hour security service ensures peace of mind at all times, while the communal areas also include a poolside restaurant and easy access to a children's playground. This apartment is presented in excellent condition and offers the perfect blend of elegance, comfort, and convenience. With its proximity to the sea, Puerto Banus port, and Marbella town centre, as well as its comprehensive range of on-site amenities, this property represents an outstanding opportunity for those seeking a luxurious lifestyle in one of the Costa del Sol's most sought-after locations.

#### **Расположение**

- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

#### **ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

#### **Сад**

- ✓ Общественный

#### **Состояние**

- ✓ Хорошее

#### **Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Двойные стеклопакеты

#### **меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Охрана 24 часа

#### **бассейн**

- ✓ Общий
- ✓ Закрытый
- ✓ С подогревом

#### **Мебель**

- ✓ Полностью меблированный

#### **Парковка**

- ✓ Более чем один
- ✓ Приватная

#### **Климат-контроль**

- ✓ Кондиционер

#### **Кухня**

- ✓ Частично оборудованная
- ✓ Кухня-зал

#### **Категория**

- ✓ Элитная

































































