



PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Puerto Banús

REF# R5078446 – 879.000€

IBI

1182 €/YEAR

Garbage

185 €/YEAR

Community

3408 €/YEAR



2
Ložnice



2
Koupelny



172 m²
Built

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

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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.



