



# Ground Floor Apartment for sale in Puerto Banús, Marbella

950,000 €

Reference: R5329996 Bedrooms: 2 Bathrooms: 3 Build Size: 171m<sup>2</sup> Terrace: 44m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Available for rent only from March to October.

This exceptional ground floor apartment is located within the exclusive community of El Embrujo Playa, situated between Marbella and the renowned Puerto Banus in Malaga. Classified as a luxury property, it offers an enviable combination of elegance, cutting-edge amenities, and a prime location close to an array of conveniences, including shops, schools, the port, and the picturesque beaches of Marbella. The residence is presented in excellent condition, having been recently renovated to the highest standards.

Spanning a total built area of 137m<sup>2</sup>, with 112m<sup>2</sup> of stylish interior living space and a generous 25m<sup>2</sup> private terrace, the apartment provides an ideal blend of comfort and sophistication. The property comprises two spacious bedrooms, including a master suite with an en-suite bathroom, an additional bathroom, and a separate guest toilet. All rooms are equipped with air conditioning, ensuring a pleasant atmosphere year-round. The apartment further benefits from modern aerothermic heating, high-speed fibre optic internet, and Wi-Fi connectivity throughout.

Residents have access to a range of premium communal facilities, including a beautiful landscaped garden, both an outdoor and a heated indoor communal pool, a well-equipped gym, and even a relaxing jacuzzi. A private garage is included for added convenience and security, while 24-hour service ensures peace of mind. The covered terrace with stunning garden views provides the perfect setting for al fresco dining or lounging in a tranquil environment.

Ideally situated, the property is within close proximity to local transport links and essential amenities, as well as being near a children's playground, making it an excellent choice for families. Its location offers direct access to the vibrant lifestyle and attractions of Marbella and Puerto Banus, while maintaining privacy and tranquillity within an exclusive gated development. This newly refurbished apartment presents a rare opportunity for those seeking luxurious living in one of Marbella's most sought-after coastal neighbourhoods.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
WiFi  
Gym  
Jacuzzi  
Fiber Optic

### Views

Garden

### Pool

Communal  
Heated  
Indoor

### Category

Luxury

### Orientation

West

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Garden

Communal

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Parking

Private