



# Wohnung im Erdgeschoss zum Verkauf in Puerto Banús, Marbella

879.000 €

Referenz: R5342023 Schlafzimmer: 2 Badezimmer: 2 Garten: 172m<sup>2</sup> Terrasse: 44m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Magnificent ground-floor apartment in the exclusive Embrujo Playa development, one of Marbella's most sought-after areas thanks to its privileged seaside location and its proximity to Puerto Banús. The property offers two spacious bedrooms and 172 m<sup>2</sup> of interior living space, featuring generous, comfortable and well-distributed rooms. Its south-facing orientation ensures excellent natural light throughout the day, creating a warm and welcoming atmosphere throughout the home.

One of its main highlights is the wonderful 44 m<sup>2</sup> sunny terrace, ideal for enjoying Marbella's climate, relaxing outdoors, or sharing pleasant moments with family and friends. The property also includes a garage space and storage room, adding extra convenience and functionality.

The apartment is in very good condition, as the owners have never rented it out, something that is clearly reflected in the excellent overall maintenance of the property.

Its location is unbeatable: just a few steps from the seafront promenade, the beach, Puerto Banús, and surrounded by all kinds of amenities, shops and renowned restaurants such as the famous Mistral Beach. An ideal opportunity as a permanent residence, holiday home or quality investment in one of the best areas of the Costa del Sol.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
24 -stündiger Empfang  
Einstellungsschränke  
W-lan  
Fitnessstudio  
Versorgungsraum  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Garten  
Pool

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Angelegt

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### CO2 -Emissionsbewertung

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### Orientierung

Süden

### Einstellung

Strand  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Marina

### Möbel

Optional

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt

### Energiebewertung

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