



Ground Floor Apartment for sale in Puerto Banús, Marbella

879,000 €

Reference: R5342023 Bedrooms: 2 Bathrooms: 2 Build Size: 172m² Terrace: 44m²





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 m² 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 m² 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.



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
24 Hour Reception
Fitted Wardrobes
WiFi
Gym
Utility Room
Access for people with reduced mobility

Views

Garden
Pool

Pool

Communal

Garden

Communal
Landscaped

Utilities

Electricity
Drinkable Water
Telephone
CO2 Emission Rating
D

Orientation

South

Setting

Beachside
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Marina

Furniture

Optional

Security

Gated Complex
24 Hour Security
Entry Phone

Category

Holiday Homes
Investment
Resale

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
Covered

Energy Rating

D