



# Begane grond appartement te koop in Puerto Banús, Marbella

879.000 €

Referentie: R5342023 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 172m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
24-uurs receptie  
Inbouwkasten  
WiFi  
Sportschool  
Bijkeuken  
Access for people with reduced mobility

### Uitzicht

Garden Views  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin  
aangelegde tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### CO2 Emission Rating

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### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij jachthaven

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats

### Energiebeoordeling

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