MARBELLA LIVING
Estate Agents

€ 879,000
Ref: R5342023

Apartment for sale in Puerto Banús, Costa del Sol

2 Bedrooms | **2** Bathrooms | **172** m² Interior | **44** m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,147 IBI | **€ 185** Rubish tax | **€ 3,516** Community fees

Property Description

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,

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
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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.

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