



# Begane grond appartement te koop in Puerto Banús, Marbella West

950.000 €

Referentie: R5329996 Slaapkamers: 2 Badkamers: 3 Perceelgrootte: 137m<sup>2</sup> Terras: 25m<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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
WiFi  
Sportschool  
Jacuzzi  
Optische vezel

### Uitzicht

Garden Views

### Zwembad

Gemeenschappelijk zwembad  
verwarmd zwembad  
binnenzwembad

### Categorie

Luxe

### Zonorientatie

West

### Ligging

Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Tuin

gemeenschappelijke tuin

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Parkeergelegenheid

private Parking