



## Middle Floor Apartment for sale in Puerto Banús, Marbella

800.000 €

Reference: R5227303 Bedrooms: 2 Bathrooms: 2 Build Size: 160m<sup>2</sup> Terrace: 16m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Spacious 2-Bedroom Apartment with Potential to Convert into 3 Bedrooms Embrujo Playa is one of the most well-established and peaceful residential complexes in the beachside area of Puerto Banús. Located just a 5-minute walk from the sea and promenade, it offers lush gardens, two outdoor swimming pools, 24-hour security, and a privileged location close to shops, restaurants, beach clubs, sports centres, and international schools. This bright and spacious ground floor apartment boasts a total area of approximately 160 m<sup>2</sup> and enjoys a sunny orientation with open views over the communal gardens and pool. It features a generous living room, a large fully fitted kitchen with dining area, two bedrooms, and two bathrooms. The wide terrace is perfect for relaxing or entertaining outdoors. One of the key advantages is the potential to convert the layout into a 3-bedroom home without compromising comfort. This makes it a rare find for those seeking a larger-than-average apartment in the heart of the coast. Underground parking and a private storage room are included in the price.





## Features:

### Özellikler

Özel teras  
Depo  
Mermer döşeme  
Takılmış gardıroplar

### Ayar

Limana yakın  
Denize yakın  
Dükkanlara Yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Elektrikli panjur

### İklim kontrolü

Klima

### Durum

İyi  
Son zamanlarda yenilenmiş  
Son zamanlarda yenilenmiş

### Mutfak

Tam takılmış

### Otopark

Özel

### Görüşler

Bahçe  
Havuz

### Havuz

Ortak

### Bahçe

Ortak