



## 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>





## 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 gardiroplar

**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