



# Ground Floor Apartment in Puerto Banús

Price € 879,000

Bedrooms	2
Bathrooms	2
Build Size	172 m <sup>2</sup>
Plot Size	172 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Sea

## ORIENTATION

- ✓ South

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Fireplace

## VIEWS

- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Marble Flooring

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Private

Welcome to this beautifully situated ground floor apartment in the sought-after Embrujo Playa complex, ideally located between Puerto Banús and San Pedro de Alcántara, just a few minutes' walk from the beach. This prime

location offers the best of both worlds – the glamour and energy of Puerto Banús to the east, and the charming, more traditional atmosphere of San Pedro to the west, both within easy walking distance. You can enjoy a leisurely stroll along the stunning beachfront promenade, easily accessed from the complex, with shops, restaurants, and beach clubs just moments away.

Embrujo Playa is a prestigious, gated development renowned for its lush tropical gardens, 24-hour security, and exceptional communal areas, offering a peaceful and secure environment while still being close to all amenities.

This particular unit enjoys one of the best positions within the complex. Facing south, it boasts a spacious, partly covered terrace that allows for both sun and shade throughout the day – perfect for relaxing or entertaining in any season. The communal pool area is beautifully positioned just in front of the terrace, offering a lovely open view while maintaining the ideal distance for peace and privacy.

Inside, the apartment is bright and welcoming, with generous living spaces and a seamless indoor-outdoor flow. The property is sold fully furnished, making it ready for immediate use or rental investment. Included in the price are a private garage space and storage room, adding to the convenience and practicality of the property.

Security is a top priority in Embrujo Playa, with 24-hour gated security and controlled access, ensuring complete peace of mind for residents whether as a permanent home or a holiday getaway.

This is truly a rare opportunity to own a perfectly positioned home in one of the most desirable communities along Marbella's beachline, with close access to the beautiful beach promenade.

[View Property Online](#)

# GALLERY







---

Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)