



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

**2,600,000 €**

Reference: R5214586    Bedrooms: 3    Bathrooms: 5    Build Size: 273m<sup>2</sup>    Terrace: 60m<sup>2</sup>





## Costa del Sol, Puerto Banús

This exclusive apartment is located in the renowned residential complex El Embrujo Banús, just a few steps from the famous Puerto Banús marina in Marbella. The location is distinguished by its immediate proximity to amenities, shopping facilities, public transport, and the beach. The residential complex offers a high level of security with 24-hour security service, surveillance cameras, and a gated community. With a generous living area of 273 m<sup>2</sup> and a 60 m<sup>2</sup> private terrace, the apartment features three bedrooms, all with en-suite bathrooms, as well as an additional guest WC. The fittings include a fully equipped kitchen, air conditioning, double-glazed windows, electric shutters, and built-in wardrobes. The apartment is in excellent condition and comes with a private garage space, a storage room, and its own basement area. Communal facilities include a well-maintained garden, a heated pool, a gym, and a luxurious spa area. Residents also benefit from an elevator, satellite TV, high-speed internet (Wi-Fi), and 24-hour service. The spacious, covered terrace offers a magnificent view of the sea, the surrounding landscape, the garden, and the pool area. Further highlights include proximity to a children's playground, the option for furnished handover, and the beachfront location. The property is ideal for discerning buyers who value comfort, security, and a prime location.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Basement

### Views

Sea  
Country  
Garden  
Pool

### Pool

Communal  
Heated

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Orientation

South East

### Setting

Beachside  
Close To Sea  
Close To Shops

### Furniture

Optional

### Parking

Private  
More Than One

### Climate Control

Air Conditioning

### Condition

Good  
Excellent

### Garden

Communal

### Category

Luxury