



# Ground Floor Apartment for sale in Marbella

879,000 €

Reference: R5342023 Bedrooms: 2 Bathrooms: 2 Build Size: 172m<sup>2</sup> Terrace: 44m<sup>2</sup>





## Costa del Sol, Puerto Banús

Magnificent ground-floor apartment in the exclusive Embrujo Playa development, one of Marbella's most sought-after areas thanks to its privileged seaside location and its proximity to Puerto Banús. The property offers two spacious bedrooms and 172 m<sup>2</sup> of interior living space, featuring generous, comfortable and well-distributed rooms. Its south-facing orientation ensures excellent natural light throughout the day, creating a warm and welcoming atmosphere throughout the home.

One of its main highlights is the wonderful 44 m<sup>2</sup> sunny terrace, ideal for enjoying Marbella's climate, relaxing outdoors, or sharing pleasant moments with family and friends. The property also includes a garage space and storage room, adding extra convenience and functionality.

The apartment is in very good condition, as the owners have never rented it out, something that is clearly reflected in the excellent overall maintenance of the property.

Its location is unbeatable: just a few steps from the seafront promenade, the beach, Puerto Banús, and surrounded by all kinds of amenities, shops and renowned restaurants such as the famous Mistral Beach. An ideal opportunity as a permanent residence, holiday home or quality investment in one of the best areas of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Utility Room  
Access for people with reduced mobility  
Gym

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

D

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Shops  
Close To Sea  
Close To Town  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered

### Energy Rating

D