



# Ground Floor Apartment for sale in El Embrujo de Banus, Puerto Banús, Marbella

1,260,000 €

Reference: R4104646 Bedrooms: 2 Bathrooms: 2 Build Size: 157m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Puerto Banús

Wonderful apartment in El Embrujo de Banus walking distance from the beach and promenade that leads you to Puerto Banus.

With the properties for sale in El Embrujo de Banus, enjoying 24hr security, this wonderful community boasts beautiful gardens with a large outdoor swimming pool, a cafeteria, a heated indoor swimming pool, a gym and a sauna.

Ground Floor Apartment, El Embrujo de Banus, Puerto Banús, Marbella, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 157 m<sup>2</sup>, Terrace 70 m<sup>2</sup>.

Luxury Apartment for Sale in El Embrujo de Banús – Prime Beachside Location

With the properties for sale in El Embrujo de Banus, enjoying this wonderful community boasting beautiful gardens with a large outdoor swimming pool, a cafeteria, a heated indoor swimming pool, a gym and a sauna.

Discover this stunning ground-floor apartment in El Embrujo de Banús, an exclusive gated community just a short walk from the beach and the scenic promenade leading to Puerto Banús. This luxury development offers 24-hour security, beautiful landscaped gardens, and a wide range of high-end amenities, making it an ideal home or investment opportunity.

### Property Overview

Location: El Embrujo de Banús, Puerto Banús, Marbella, Costa del Sol

Bedrooms: 2

Bathrooms: 2

Built Area: 157 m<sup>2</sup>

Terrace: 70 m<sup>2</sup>

Orientation: Southeast

### Key Features & Amenities

- ✓ Spacious open-plan living and dining area with direct access to a large private terrace
- ✓ Fully fitted kitchen with high-end appliances
- ✓ Master bedroom with en-suite bathroom featuring marble finishes and jacuzzi
- ✓ Generous guest bedroom with fitted wardrobes and a modern bathroom
- ✓ Private underground parking & storage room
- ✓ Gated community with 24-hour security & electric blinds

### Exclusive Community Facilities

- ♂ Outdoor swimming pool set within lush tropical gardens
- ♂ Fully equipped gym & sauna for ultimate relaxation
- ♂ Heated indoor swimming pool & jacuzzi
- ☺ On-site cafeteria & social areas

El Embrujo de Banús is a prestigious, well-maintained development, offering a secure and private environment with exceptional services.

### Prime Location – Close to Everything

Living in El Embrujo de Banús means walking distance to the beach, restaurants, luxury boutiques, and world-class



---

marina of Puerto Banús.

#### 📍 Nearby Beaches

Puerto Banús Beach – 5 min walk

Playa del Duque – 10 min walk

San Pedro Beach & Promenade – 5 min drive

#### 📍 Shopping & Dining

El Corte Inglés Puerto Banús – 5 min drive

Marbella Old Town – 10 min drive

La Sala by the Sea & luxury beach clubs – 5 min walk

#### 📍♂ Nearby Golf Courses

Los Naranjos Golf Club – 8 min drive

Aloha Golf Club – 7 min drive

Las Brisas Golf Club – 6 min drive

#### 📍 Investment Potential

El Embrujo de Banús properties are highly sought after due to their beachside location, luxury amenities, and rental demand. This apartment offers excellent long-term and short-term rental potential, making it a great investment on the Costa del Sol.

#### 📍 Market Insights:

- ✓ Prime location ensures high property value appreciation 📍
- ✓ Strong rental demand for holiday lets & long-term tenants 📍
- ✓ Exclusive gated community enhances property value

#### 📍 Secure Your Dream Home in El Embrujo de Banús

This luxurious ground-floor apartment in El Embrujo de Banús offers the perfect combination of comfort, security, and elegance in one of Marbella's most prestigious beachfront communities.

📍 Contact us today to arrange a private viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Utility Room  
Jacuzzi  
Courtesy Bus  
Access for people with reduced mobility

### Orientation

South East

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Views

Garden  
Pool

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Marina  
Front Line Beach Complex

### Condition

Good

### Pool

Communal  
Heated  
Indoor

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
24 Hour Security  
Electric Blinds

### Parking

Underground  
Garage  
Private  
Covered

### Category

Beachfront  
Luxury  
Resale