



## Middle Floor Apartment for sale in El Embrujo Playa, Puerto Banús, Marbella

800,000 €

Reference: R5227303   Bedrooms: 2   Bathrooms: 2   Build Size: 160m<sup>2</sup>   Terrace: 16m<sup>2</sup>







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## Costa del Sol, Puerto Banús

Spacious 2-bedroom apartment for sale in Embrujo Playa, Puerto Banús (Marbella), with the rare potential to be converted into 3 bedrooms. Embrujo Playa is one of the most prestigious and peaceful beachside residential complexes in Puerto Banús, located just a 5-minute walk from the beach and promenade.

This exclusive urbanisation offers lush landscaped gardens, two outdoor swimming pools, 24-hour security, and a privileged location close to shops, restaurants, beach clubs, sports centres, and international schools.

The apartment is a bright and spacious ground-floor home with approximately 160 m<sup>2</sup>. It enjoys a sunny orientation and open views of the communal gardens and pool. The layout includes a large living room, a fully fitted kitchen with dining area, two bedrooms and two bathrooms. A generous, private terrace provides the perfect space for outdoor relaxation and entertaining.

One of the key advantages of this property is the possibility of transforming the layout into a 3-bedroom apartment, adding both value and flexibility for families or investors looking for a larger property in this prime area.

The price includes an underground parking space and a private storage room.

This is an excellent investment opportunity in Marbella, ideal as a permanent residence, holiday home, or high-demand rental property in one of the most sought-after beachside areas of Puerto Banús.



## Features:

### Features

Private Terrace  
Storage Room  
Marble Flooring  
Fitted Wardrobes

### Setting

Close To Port  
Close To Sea  
Close To Shops

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds

### Climate Control

Air Conditioning

### Condition

Good  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal