



MARBELLA  
C R I B S  
G R O U P

## Beachside Apartment in Embrujo Banus, Puerto Banus

1.000.000€



**Ref**  
MCG1745

**Beds**  
2

**Baths**  
2

**Plot**  
N/A

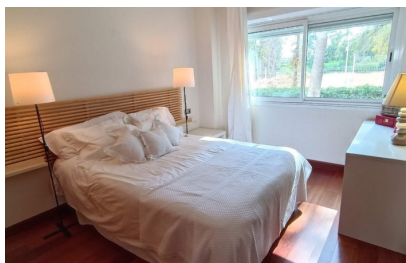
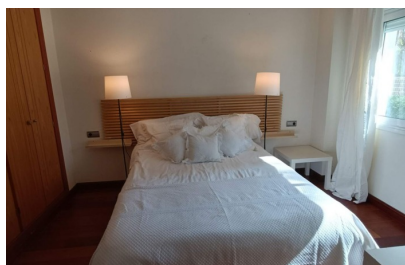
**Built**  
157 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

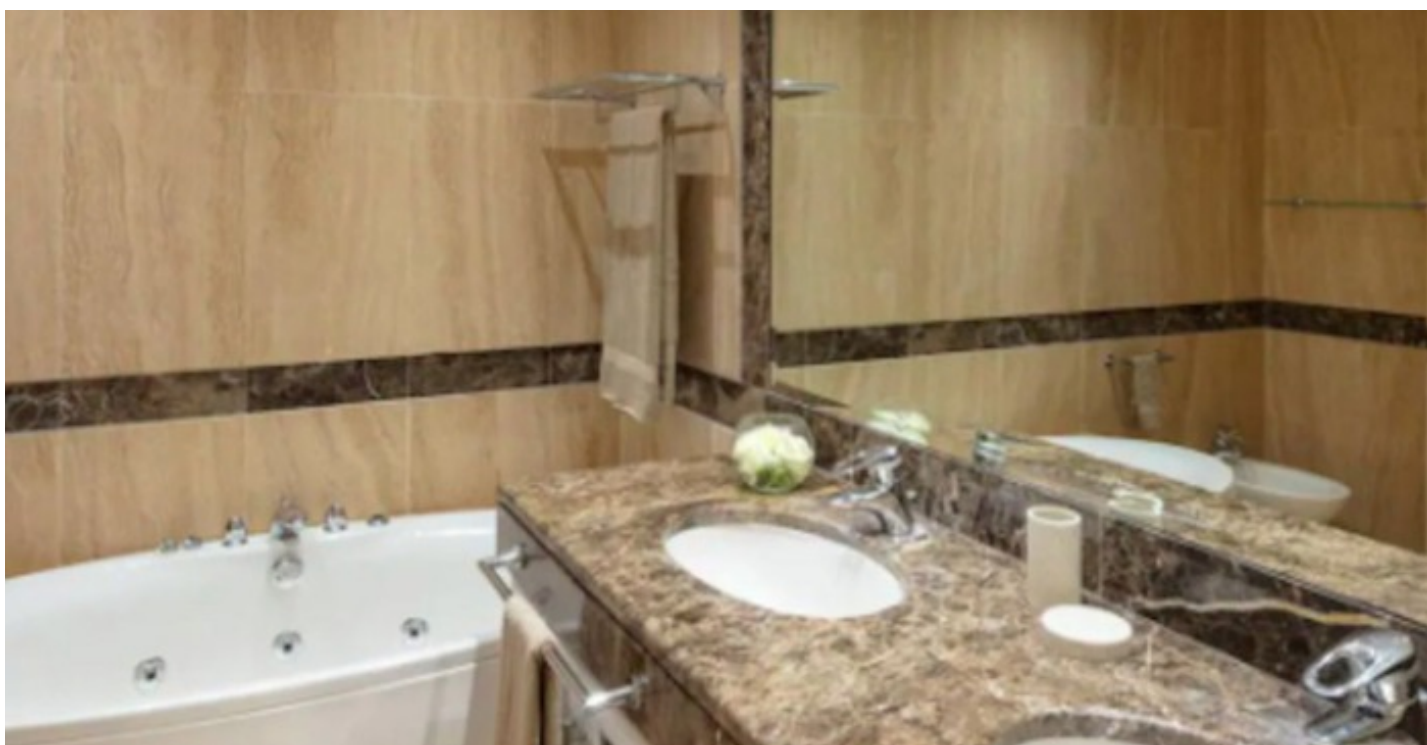
[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1745
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Status</b>	For Sale
<b>Type</b>	Apartments
<b>Built</b>	157 m <sup>2</sup>
<b>Terrace</b>	70 m <sup>2</sup>
<b>Price</b>	1.000.000€
<b>Location</b>	Puerto Banús





## About this property

Explore this luxurious two-bedroom ground floor apartment with a large terrace located in the beachside urbanization of Embrujo Banus. Just a 5-minute walk from Puerto Banus and 2 minutes from the beach, this property sits in a luxury gated community that offers round-the-clock security and concierge services.

The apartment consists of two bedrooms and two bathrooms, featuring a spacious living room with direct access to a 70 sqm terrace, and a fully fitted kitchen. The price includes a parking space and a storage room. The urbanization itself provides superb amenities including an outdoor pool, a gym, a spa with an indoor heated pool, and a restaurant open during the summer months.

Designed for those seeking a modern lifestyle in a vibrant community, this apartment is set in a prime location close to the port, the sea, the town, and the marina. The property is in good condition and comes with communal and landscaped gardens, marble flooring, fitted wardrobes, a private terrace, and optional furniture. The complex ensures utmost privacy and security with gated access, electric blinds, and 24-hour security. This setting is perfect not only as a holiday home but also as a luxury residence offering the epitome of coastal living.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)



