



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 4.5 BATHROOMS IN PUERTO BANÚS

📍 Puerto Banús

REF# R5214586 €2,500,000

BEDS

3

BATHS

4.5

BUILT

273 m²

TERRACE

60 m²

This exclusive apartment is located in the renowned residential complex El Embrujado 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 m² and a 60 m² 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.



# BROMLEY ESTATES

*Marbella*

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.





# BROMLEY ESTATES

*Marbella*





# BROMLEY ESTATES

*Marbella*

