

**reference:** 384-PS-2781

**property type:** penthouse duplex

**sale/rent:** for sale

**price:** 195.000 €

**condition:** Buen estado



**address:** Paseo Carmen Sevilla

**Nº: floor:** 0

**town:** Roquetas de Mar

**province:** Almería

**postal code:** 4740

**zone:** Playa Serena Sur



<b>sqm built:</b>	99	<b>lift:</b>	yes	<b>floor:</b>	porcellaneous
<b>living area:</b>	0	<b>pool:</b>	yes	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	0	<b>hot water:</b>	individual
<b>sqm terrace:</b>	20	<b>terraces:</b>	3	<b>fuel:</b>	
<b>bedrooms:</b>	3	<b>storage room:</b>	no	<b>orientation:</b>	southeast
<b>bathrooms:</b>	2	<b>garden:</b>	yes	<b>antiquity:</b>	
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	
<b>cupboards:</b>	0	<b>furnished:</b>	yes	<b>community fees/month:</b>	100

**description:**

On the 1st line to the beach 3 beds / 2 baths

Marina Serena Golf is a family friendly beachfront development, constructed in 2006 on a plot of 11.000m<sup>2</sup>, with landscaped gardens, a large swimming pool, childrens pool, 2 padel tennis courts and a plaza area with water features.

This superbly located development overlooks 30km of natural beach, is only 2 minutes walk from the nature reserve and salt lakes, 5 minutes walk to the club house of the Playa Serena golf course and 5 minutes walk along the promenade to the shops, tapas bars, cafes and restaurants of the resort.

Here we can offer a penthouse-apartment on 2 levels on the 4th floor, facing the communal areas and with a constructed area of around 97.55m<sup>2</sup> plus 2 terraces and the private roof terrace (total terrace area 42,99m<sup>2</sup>). The monthly up keep fees for the community are 78.32€ (flat) + 21.98€ (garage) and the annual local tax (IBI) is 627.07€ (flat) + 57.50€ (garage) amounts from the year 2018.

To be sold partly unfurnished and with an own parking space in the basement.

Comprising of: entrance hall, kitchen (with electric households), bath with shower unit, spacious lounge and large terrace with sun blinds on the 1st level and on the 2nd level with family sized bath and 3 bedrooms with access from the main bedroom to the terrace and the private roof terrace. All terraces have views over the complex, with the Mediterranean on the background.

Price + Taxes (ITP) + Notary and Registry fees, according to Law