

**reference:** 443-PS-2850

**property type:** apartment

**sale/rent:** for sale

**price:** 99.000 €

**condition:** Buen estado



**address:**

**Nº:** 37A **floor:** 1

**town:** Roquetas de Mar

**province:** Almería

**postal code:** 4740

**zone:** Urb Roquetas de Mar

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		
	In process	

<b>sqm built:</b>	43	<b>elevator:</b>	no	<b>floor:</b>	stoneware
<b>living area:</b>	0	<b>swimming pool:</b>	yes	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	0	<b>hot water:</b>	
<b>sqm terrace:</b>	0	<b>terraces:</b>	1	<b>fuel:</b>	
<b>bedrooms:</b>	2	<b>storage room:</b>	no	<b>orientation:</b>	north
<b>bathrooms:</b>	2	<b>garden:</b>	no	<b>antiquity:</b>	
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	outward
<b>cupboards:</b>	0	<b>furnished:</b>	yes	<b>community fees/month:</b>	13

**description:**

We offer a first and top floor apartment, with a constructed area of 43.82m<sup>2</sup> plus upper floor. Furnished, with a community fee of 147.46€ per year (just 12.28€ per month) and an annual local tax of 218.38€ (year 2020).

It consists in: hall, living room with kitchen and glassed in terrace of 5m<sup>2</sup>, bathroom and 1 bedroom with built in wardrobe. On the upper floor has been built a 2nd bathroom with shower and another bedroom with direct access to the spacious terrace of 22m<sup>2</sup>.

This property is situated within a peaceful complex with communal swimming pool, around 150m to the beach, at the beginning of our resort close to the port and to the commercial centre, with supermarkets, pavement cafes, tapas bars, shops and medical centre, all just a stroll away.

Roquetas de Mar offers 30km of spectacular unspoilt beach, a well established championship golf course (suitable for all standards of golfers) with superb clubhouse and restaurant plus many more international restaurants, tapas bars and pavement cafes. A commercial centre with over 100 shops, theatre, cinema ... A traditional fishing port with marina and yacht club is also close by.

Price plus taxes, to be paid according to law.