

**reference:** 510-PS-2925

**property type:** villa Unifamiliar

**sale/rent:** for sale

**price:** 790.000 €

**condition:** Buen estado



**address:**

**Nº: floor:** 0

**town:** Roquetas de Mar

**province:** Almería

**postal code:** 4740

**zone:** Urb Roquetas de Mar



**sqm built:** 238  
**living area:** 0  
**plot sq.meters:** 800  
**sqm terrace:** 0  
**bedrooms:** 5  
**bathrooms:** 4  
**toilets:** 0  
**cupboards:** 0

**elevator:** no  
**swimming pool:** yes  
**garages:** 0  
**terraces:** 0  
**storage room:** no  
**garden:** no  
**courtyard:** no  
**furnished:** no

**floor:**  
**air conditioner:**  
**hot water:**  
**fuel:**  
**orientation:**  
**antiquity:**  
**outward/inward:**  
**community fees/month:** 0

**description:**

Villa with 5 bedrooms, 4 bathrooms, big garage, swimming pool

Villa on two floors plus basement. Constructed in 2006 on a plot of 800m<sup>2</sup>, with a total constructed area of 238,75m<sup>2</sup> plus basement, being the inside area 203.75m<sup>2</sup>. Surrounded by manicured gardens and with private swimming pool.

**Layout:**

Basement, with a total constructed area of 148.70m<sup>2</sup> divided in garage with space for various cars, storage, shower and lounge with fireplace.

Ground level: elevated a few steps from the ground floor and comprising of entrance hall, fully fitted kitchen (25.50m<sup>2</sup>) with laundry room/utility room, spacious Lounge / dining room (44.95m<sup>2</sup>), bathroom and double bedroom. Access to the covered terrace.

Upper floor: Suite with bathroom, bedroom, dressing room and terrace. They are three more bedrooms on that level and two more bathrooms.

It has Air Conditions / Heating. With Energy Rate D and annual taxes of local tax 1,956.11€ (2021) and rubbish collection 214.76€ (2021). The property is to be sold with the built-in furniture and except some personal items.

Location: It is situated in the area between the Avda. Mediterráneo and the port of Roquetas de Mar. The championship golf course at Playa Serena is also close by and they are another 2 18+ holes golf courses within less than 30 minutes drive away.

Price plus taxes, to be paid according to law