

**reference:** 517-PS-2935

**property type:** apartment Bajo

**sale/rent:** for sale

**price:** 98.000 €

**condition:** Buen estado



**address:**

**Nº: floor:** Baja

**town:** Roquetas de Mar

**province:** Almería

**postal code:** 4740

**zone:** Urb Roquetas de Mar



<b>sqm built:</b>	61	<b>elevator:</b>	yes	<b>floor:</b>	stoneware
<b>living area:</b>	49	<b>swimming pool:</b>	yes	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	1	<b>hot water:</b>	
<b>sqm terrace:</b>	23	<b>terraces:</b>	1	<b>fuel:</b>	
<b>bedrooms:</b>	2	<b>storage room:</b>	no	<b>orientation:</b>	east
<b>bathrooms:</b>	1	<b>garden:</b>	no	<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>	48

**description:**

Residencial Esbamar VI is being built on a plot just 800m from the beach, 600m from the 18hole golf course of Playa Serena and 100m from the new motorway connection which makes this complex being just 25 minutes away from the town of Almería and more less 40 minutes from the international Airport. The construction had finished End of March 2007 and comprises of two phases (each with 4 different entrances) and just 4 levels. There are no shops in the complex, keeping it purely residential and in a tranquil environment, although the main street of the area (Avenida Mediterráneo) is just 150m. away with its shops, restaurants, bars, cafès, the tourist information office... In the communal areas there will be sitting areas, fountains, a children pool and a spacious swimming pool.

For sale: Ground floor facing the east and to the communal areas. It has got an annual local tax of 248.46€ (year 2021), a monthly community fee of 52€, with air-condition and a constructed area of 61.37m<sup>2</sup> (plus terrace of 23.23m<sup>2</sup>) being inside area 49.38m<sup>2</sup>.

Comprising of hall, kitchen leading to the lounge, storage and laundry area within the terrace, family sized bathroom with window, 2 bedrooms, living room and spacious terrace.

Well-kept, furnished and including private car parking space in the basement.

Price plus taxes, to be paid according to law