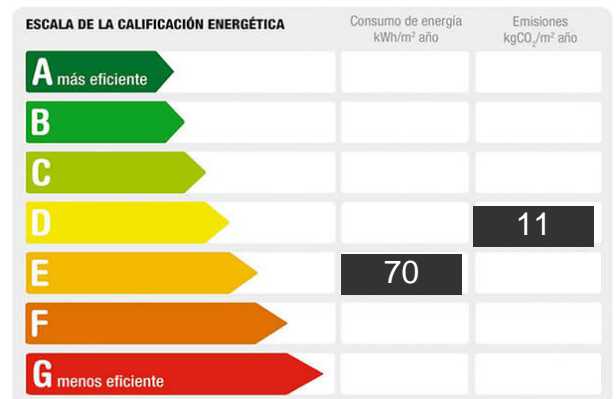


Reference: **527-PS-2942**  
Property type: Penthouse Duplex  
Sale/rent: For sale  
Price: **166.000 €**  
Condition: Good condition



Address: Anade  
Floor: 4  
Town: Roquetas de Mar  
Province: Almería  
Postal code: 4740  
Zone: Playa Serena Sur



<b>Sqm built:</b> 78	<b>Floor:</b> porcellaneous	<b>Garages:</b> 1
<b>Sqm terrace:</b> 96	<b>Terraces:</b> 2	<b>Bedrooms:</b> 2
<b>Orientation:</b> northwest	<b>Bathrooms:</b> 1	<b>Toilets:</b> 1
<b>Cupboards:</b> 2	<b>Community fees/month:</b> 45	

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**Description:**

Pelícano Golf Beach is one of the most exclusive developments within the resort of Roquetas de Mar. Located on the Playa Serena golf course with views to the front of the golf course, club house and the Mediterranean sea and views to the rear overlooking the nature reserve, salt lakes and mountains of the Sierra Nevada.

We offer a north facing PENTHOUSE apartment with a constructed area of around 78.69m<sup>2</sup> + a total terrace area of 96.53m<sup>2</sup>, comprising of entrance hall, full fitted kitchen, laundry area, 2 spacious double bedrooms with built in wardrobes, family sized bathroom, separate toilet, large lounge leading to the terrace with access to the huge private roof terrace of 73.04m<sup>2</sup> with Jacuzzi and overlooking part of the natural park Punta Etinas Sabinar.

With Energy Rate E, monthly community fee of 45€ and annual local tax of 377.75€ (Year 2017). Also with air conditioning/heating, alarm system, marble floors, entrance door with security lock, double glazed windows, TV- and telephone connection in bedrooms, lounge and kitchen, communal Sat-TV, communal green areas with swimming pool,

...

To be sold furnished.

Including private parking space in the basement.

Price plus taxes according to law.

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