

Reference: **563-PS-2980**  
 Property type: Chalet  
 Sale/rent: For sale  
 Price: **580.000 €**  
 Condition: Good condition



Town: Roquetas de Mar  
 Province: Almería  
 Postal code: 4740  
 Zone: Urb Playa Serena



**Sqm built:** 181      **Floor:** stoneware      **Plot sq.meters:** 635  
**Garages:** 1      **Sqm terrace:** 20      **Terraces:** 3  
**Bedrooms:** 4      **Orientation:** south      **Bathrooms:** 3

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**Description:**

Playa Serena, Roquetas de Mar

Villa with 4 bedrooms and 3 bathrooms, pool and garage.

Located in a quiet cul-de-sac in second line to the Playa Serena Golf Course. Close to supermarkets, bars, grocery stores, restaurants, doctor, schools, high school, ...

It is also not far away from the natural area of Punta Entinas Sabinar, with its almost 20km of unspoilt beaches, migratory birds that know where to come to spend the winter (pelicans, swans, water birds, etc.). All the leisure and recreational areas of the Urbanisation are within walking distance: playgrounds, endless green areas, promenade, shopping and leisure areas, ... The golf course of Playa Serena, with the clubhouse and its famous restaurant, is a reference in the area, there are also two other golf courses of 18 and 27 holes within a radius of less than 20km.

The main access to the house is via the cul-de-sac, but there is also a pedestrian exit to the green zone behind the house.

The villa with two levels consists of: ground floor with entrance hall, unique custom made staircase to the sleeping area, bedroom/office, bathroom, two large glazed terraces, living/dining room on two levels and with fireplace, large kitchen (17.95m<sup>2</sup>), plus garage, storeroom and utility room. Upstairs you will find the master bedroom with en-suite bathroom with bath and shower, large dressing room, sitting area and terrace with private access. On the same level there are two further bedrooms and a third bathroom.

The plot has 635m<sup>2</sup>, the constructed area is 181m<sup>2</sup> and the living area is 155m<sup>2</sup>. It has got an annual local tax €1,447.62€ (year 2022), and A/C in the living room and in two of the bedrooms. The well kept garden has irrigation system and close to the swimming pool there is a barbecue corner.

To be sold furnished, except for personal belongings.

We would be pleased to show you this spacious house, with its unique design features.

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