

Reference: **598-PS-3022**  
Property type: Duplex  
Sale/rent: For sale  
Price: **245.000 €**  
Condition: Good condition



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



**Sqm built:** 104  
**Bedrooms:** 3  
**Outward/Inward:** outward

**Plot sq.meters:** 141  
**Orientation:** east  
**Cupboards:** 3

**Terraces:** 3  
**Bathrooms:** 2  
**Community fees/month:** 136

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**Description:**

This quiet located and well-kept complex is in the centre of the golf course Playa Serena, Roquetas de Mar, Costa de Almería. Built in the late 80's / beginning of the 90's, with 2 large swimming pools, green areas, parking facilities and direct access to the golf course (just for players). The centre is just 10 minutes walk away (600m), with cocktail bars, pubs, restaurants and tapas bars, supermarkets, photo-shops, bike hire, car hire, ... and the over 10km long beach promenade along the wide beaches, all flat, not hilly, well kept parks across the whole area. The Urbanisations of Roquetas de Mar and Playa Serena are popular not just in the summer, but as well in the winter, with an established clientele of winter holiday makers, allowing all amenities of our area to be available all the year round.

**SPACIOUS DUPLEX WITH LARGE ROOF TOP OVERLOOKING THE GOLF COURSE PLAYA SERENA.**

Built on two levels plus roof top, with a constructed area of 104m<sup>2</sup>, on a plot of 85m<sup>2</sup> plus garden of 56,66m<sup>2</sup>. With a monthly community fee of €136 and annual local tax of €456.21€ (year 2023).

Comprising of 3 double bedrooms (2 of them with built in wardrobes), 2 bathrooms, living room with fireplace, separate dining room, fully fitted kitchen, covered laundry area, terrace/garden on ground floor and on the upper floor with terrace/balcony and access to the large roof top terrace.

East facing, furnished, with Macael-white-marble floors, oak-wood doors, air-condition (cold/warm) in lounge and bedroom and in another bedroom just with cooling system

Price plus taxes according to law.

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