

Reference: **606-PS-3031**
Property type: Apartment Alto
Sale/rent: For sale
Price: **135.000 €**
Condition: Good condition



Address: Avenida Playa Serena
Floor: 3
Town: Roquetas de Mar
Province: Almería
Postal code: 4740
Zone: Urb Playa Serena

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m ² año	Emisiones kgCO ₂ /m ² año
A más eficiente		
B		
C		
D		
E	99.43	19.76
F		
G menos eficiente		

Sqm built: 75
Bathrooms: 1
Community fees/month: 65

Bedrooms: 2
Antiquity: 1998

Orientation: south
Outward/Inward: outward

Description:

Penthouse apartment at Las Garzas

SECOND LINE TO THE BEACH. WITH SEA VIEWS

Roquetas de Mar is changing year to year and offers a lot of nice places to relax, like the more than 8km long front promenade of the wide natural beach, green areas, the golf course of Playa Serena (18 holes, for beginners and also for advanced players), comfortable restaurants, cafés, typical tapas bars, a commercial centre with more than 100 shops, a cinema, and a theatre.

We offer: Penthouse apartment within a complex with a communal pool and parking, a tennis court, a padel tennis court, basketball court. On 2nd line to the beach and only 70 meters away from it, with all the amenities on your doorstep.

The apartment is situated on the 3rd and last floor, with a constructed area of 75.92m² plus terraces and huge roof terrace / solarium. The Energy Rate E, and annual local tax of €287.67 (year 2023), a monthly community fee of €64.66, south facing and have windows in all rooms.

Comprising of: Entrance Hall, a fitted kitchen with its own terrace, a bathroom, 2 bedrooms with built-in wardrobes each, a living room and terrace, with access from the lounge and one of the bedrooms, and with sea views. In addition, there is also access from the entrance hall to the private and large rooftop which offers panoramic to the sea and the surroundings.

Price + taxes and legal fees according to Law
