Inmobiliaria Zurimar

Avda. Playa Serena, 210
Roquetas de Mar

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Reference:	**731-PS-3175**
Property type:	Apartment
Sale/rent:	For sale
Price:	**225.000 €**
Condition:	Good condition

Floor:	2
Town:	Roquetas de Mar
Province:	Almería
Postal code:	04740
Zone:	Urb Playa Serena

Sqm built:	67	**Air conditioner:**	cold/hot	**Garages:**	1
Sqm terrace:	12	**Terraces:**	1	**Bedrooms:**	2
Orientation:	southwest	**Bathrooms:**	2	**Antiquity:**	2010
Outward/Inward:	outward	**Cupboards:**	2	**Community fees/month:**	80

Description:

Vereda Golf II, Playa Serena Sur

With 2 bedrooms / 2 Bathrooms and parking space

Vereda Golf is a private residential complex featuring landscaped gardens, a paddle-tennis court, large swimming pools for adults, and childrens pools. It boasts an unbeatable location: next to the clubhouse of the 18-hole championship Playa Serena Golf Course and just a few metres from the Playa Serena Sur beach. A unique combination of quality of life, privileged surroundings, and proximity to all amenities. Close to the protected natural area of Punta Entinas-Sabinar, with its 15 km of undeveloped coastline offering wide and peaceful beaches. Only a few minutes from all services available in the area, including shops as well as leisure and sports facilities. Roquetas de Mar offers shopping centres, a health centre, multiplex cinemas, an auditorium, a bullring, a water park, an aquarium
We present here a second-floor apartment, furnished and facing southwest. It has a total usable area of 67 m² plus 12 m² of terraces. It is sold with an underground parking space of 14.36 m² of usable area. The monthly community fee is €80.51, and the annual property tax (IBI) amounts to €470.44 for the apartment and €57.03 for the parking space (year 2024). Aluminium windows with double glazing, marble floors, fitted wardrobes, air conditioning, security entrance door
Layout: entrance hall, exterior kitchen with utility room and its own terrace/patio, 2 bathrooms one with a shower tray and the other en-suite in the master bedroom , 2 bedrooms with fitted wardrobes, living room, and the large terrace with views over the communal areas.

Price +ITP, Notary and Registry fees according to Law