

Reference: **756-PS-3197**  
 Property type: Apartment  
 Sale/rent: For sale  
 Price: **215.000 €**  
 Condition: Good condition



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



<b>Sqm built:</b> 90	<b>Air conditioner:</b> cold/hot	<b>Sqm terrace:</b> 10
<b>Terraces:</b> 1	<b>Bedrooms:</b> 2	<b>Orientation:</b> south
<b>Bathrooms:</b> 1	<b>Antiquity:</b> between 15 and 20 years	<b>Outward/Inward:</b> outward

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**Description:**

We offer for sale an excellent apartment located in the exclusive Marina Serena Golf residential complex, one of the most established, well-maintained, and highly sought-after developments in Playa Serena, Roquetas de Mar. This is a very bright property with a functional layout, ready to move into, set in a privileged location with direct access to the seafront promenade and just a few meters from the sea.

Playa Serena Sur is considered the most exclusive area of Roquetas de Mar. It stands out for its wide seafront promenade alongside the natural area of Punta Entinas Sabinaran authentic green lung of the region. In addition, all amenities such as restaurants, supermarkets, pharmacies, bars, medical centers, and public transport are just 500 meters away.

The Marina Serena Golf residential complex impresses from the very first moment. It is a benchmark development on the Costa de Almería, spread across several phases that form a large, well-organized community, well maintained and a high-quality atmosphere.

Its extensive landscaped gardens, carefully maintained with hedges, palm trees, and pedestrian paths, create a resort-like environment ideal for everyday living, winter stays, and summer holidays, as well as an excellent investment with strong future potential (a large shopping center is planned nearby). The communal swimming pool, visible from the terrace, is divided into a main pool and a childrens pool.

Facilities and services of the complex:

Direct access to the seafront promenade

Large communal pool and childrens pool

Two padel courts

Barbecue area

Spacious, well-maintained gardens

Community Fee: 95€ per month, annual taxes 166.62€ Rubbish Colletction and 633.49€ Local Tax (year 2025).

Layout of the apartment with 90.79m<sup>2</sup> constructed surface:

2 spacious exterior bedrooms

Full marble bathroom with a window

Large and south facing terrace with views of the pool and the Mediterranean Sea

Fully renovated, separate kitchen

An excellent opportunity to enjoy a very bright apartment in a modern beachfront residential complex, located in one of the best areas of Roquetas de Mar: Playa Serena Sur.

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