Inmobiliaria Zurimar

Avda. Playa Serena, 210
Roquetas de Mar

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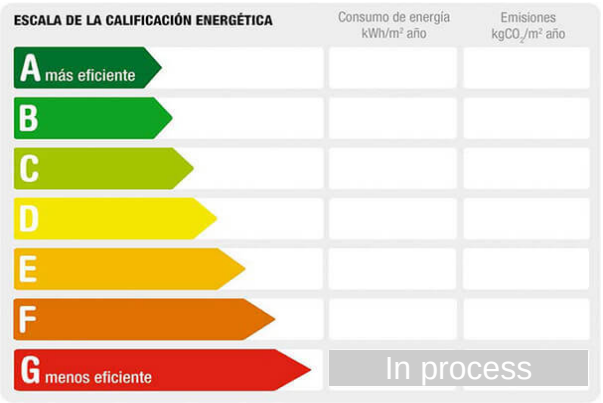
Reference:	**759-PS-3206**
Property type:	Duplex
Sale/rent:	For sale
Price:	**Consult price**
Condition:	Good condition

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



Sqm built:	104	**Floor:**	marble	**Air conditioner:**	cold/hot
Plot sq.meters:	85	**Terraces:**	2	**Bedrooms:**	3
Orientation:	east	**Bathrooms:**	2	**Outward/Inward:**	outward
Cupboards:	2	**Community fees/month:**	142		

Description:

Duplex with a sun terrace and sweeping views over the golf course.

Featuring a built area of 104m² on an 85m² plot. It boasts an additional 56.66m² of garden/terrace space, plus a chill-out terrace accessible from the bedroom, both facing the golf course. The monthly community fee is €141.84 and the annual property tax (IBI) is €526.39 (for the year 2025).
The house features 3 double bedrooms (two with fitted wardrobes), 2 brand-new bathrooms, a living room with a fireplace and wood burner, a separate dining room, and a new kitchen with a covered utility room. Outdoor spaces include a ground-floor terrace with garden, a first-floor terrace/balcony, and a large sun terrace with panoramic views to the golf course.
East-facing, it is sold with a brand-new fully fitted kitchen (including dishwasher, refrigerator, oven, etc.). Built to top-quality standards, the property includes marble floors, oak woodwork, and air conditioning (heating/cooling in the living room and master bedroom, and cooling only in another bedroom).

Situated on the frontline of the golf course, this peaceful complex is located right in the center of the Playa Serena golf course in Roquetas de Mar, Almería. Built in the late 80s / early 90s, it offers 2 large swimming pools, green areas, parking zones, and direct access to the golf course (exclusively for players).
The town center is just a short walk away (about 600m), offering cocktail bars, tapas restaurants, supermarkets, shops, and bicycle/car rentals. The area features a promenade stretching over 10km along a wide, uncrowded beach. The terrain is completely flat, making it perfect for comfortable walks, cycling, or rollerblading, and is complemented by large parks running through the entire area. The resort areas of Roquetas de Mar and Playa Serena are famous not only for summer tourism but also for attracting a loyal winter clientele, ensuring that local amenities remain available all year round.