Inmobiliaria Zurimar

Avda. Playa Serena, 210
Roquetas de Mar

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Reference:	**761-PS-3205**
Property type:	Penthouse
Sale/rent:	For sale
Price:	**315.000 €**
Condition:	Good condition

Address:	Avenida de Cerrilos
Floor:	3
Town:	Roquetas de Mar
Province:	Almería
Postal code:	04740
Zone:	Urb Playa Serena Sur

Sqm built:	81	**Garages:**	1	**Sqm terrace:**	104
Terraces:	1	**Bedrooms:**	2	**Orientation:**	southwest
Bathrooms:	2	**Antiquity:**	2007	**Outward/Inward:**	outward
Cupboards:	2	**Community fees/month:**	108		

Description:

Villa Romana Golf, Playa Serena Sur.

FURNISHED PENTHOUSE + RESIDENTIAL COMPLEX: The property is distributed as follows: entrance hall, kitchen, 2 bathrooms one with a walk-in shower, 2 bedrooms both with built-in wardrobes, a spacious and bright living room, and a large 104.51 m² terrace overlooking the communal area and the Golf Course, offering wide open views of the course as well as the nearby Natural Reserve. An underground parking space is included in the price.
The apartment offers 81.93 m² of built area (plus the large terrace) and is located on the third floor of the building (with lift access), enjoying east-, south-, and west-facing orientations. It is sold fully furnished and features air conditioning, PVC window frames, top-quality finishes, and an entirely exterior layout. The 2025 property tax (IBI) amounted to €461.02 for the penthouse and €67.61 for the parking space. The monthly community fees are €99.12 for the penthouse and €9.32 for the parking space.
The private, residential-only complex, built in 2007, offers excellent communal facilities, including an adult swimming pool and a children´s pool surrounded by beautifully maintained landscaped gardens, a paddle tennis court (with artificial grass and glass walls), and spacious communal areas.
SURROUNDINGS: SEA, NATURE, AND A PRIVILEGED LOCATION right next to the Golf Course. The development borders the Punta Entinas-Sabinar Protected Natural Area, with its 15 km of undeveloped coastline featuring wide, peaceful beaches. All amenities, shopping areas, and sports facilities are nearby, including the Playa Serena Golf Course and Golf Club, which covers more than 50 hectares adjacent to the residential area.
TRANSPORT LINKS AND ACCESS: The Playa Serena Sur residential development is located next to Roquetas de Mar. It boasts wide avenues, extensive green areas, and an exceptional seafront promenade. The area enjoys excellent motorway connections to Granada, Seville, Madrid, and Barcelona, as well as to the rest of Europe. Almería International Airport is just 30 minutes away.

Price + ITP + Notary and Registry fees to be paid according to Law