Inmobiliaria Zurimar

Avda. Playa Serena, 210
Roquetas de Mar

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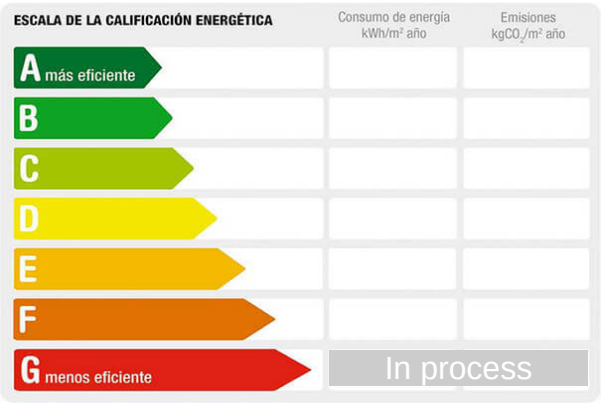
Reference:	**774-PS-3215**
Property type:	Apartment
Sale/rent:	For sale
Price:	**170.000 €**
Condition:	Good condition

Town:	Aguadulce
Province:	Almería
Postal code:	04720
Zone:	Aguadulce Norte



Sqm built:	80	**Floor:**	stoneware	**Living area:**	71
Garages:	1	**Sqm terrace:**	10	**Terraces:**	1
Bedrooms:	2	**Orientation:**	southeast	**Bathrooms:**	1
Antiquity:	between 20 and 25 years	**Outward/Inward:**	outward	**Community fees/month:**	52

Description:

Aguadulce is situated 10km west of Almería. It is one of the few resorts in Europe where the rainfall is scarce. The sun shines nearly all year round. Aguadulce has one the best Marinas in our area and two golf courses close by plus and a third one just 30 minutes drive away. Here you can also enjoy different kind of water sports and other activities for all tastes and needs, along its endless sandy beaches.

Vistamar a residential complex built in 2006, with communal poo and parking spaces in the basement, is located in the north of Aguadulce, within a tranquil area and just a few minutes from the beach and the Yacht Harbour.

We offer a 3rd floor apartment, with lift, facing south-east, with new fitted kitchen, installation for air-condition, windows in all rooms, with own parking space and with a constructed area of 80.75m² being inside area 72.34m². The monthly costs for the community are €40.76 + €17 for the pool, the annual local tax €327.08 (year 2025) and €166.62 per year for the Rubbish Collection.

Comprising of entrance hall, separate kitchen with laundry area, family sized bathroom, 2 bedrooms with built in wardrobe, spacious lounge/dining room and large terrace of 10.80m² with views to the complex´s pool.

Price plus taxes, to be paid according to law