



## Duplex for sale in Garrucha, Garrucha

199.500 €

Referenz: R4926406 Schlafzimmer: 3 Badezimmer: 2 Garten: 94m<sup>2</sup>





## Costa Almeria, Garrucha

**\*\* REDUCED APRIL 2025 TO THE FANTASTIC PRICE OF 199,500€ \*\*** This exceptional penthouse duplex is located in the charming coastal town of Garrucha. Offering excellent views and bright living spaces, this property perfectly combines style, comfort and seaside serenity. A secure community with entrance hallways, lift access to all levels and a communal swimming pool which is located just a short walk from the property. Entering the property on the third floor, you are greeted by a bright and airy living space. A room ideal for a full size dining table and lounge area, flooded with natural light due to the 3 sliding glass doors that lead onto the first terrace. This South facing terrace with decking is the perfect area for entertaining, dining al fresco and enjoying all year round sunshine. Leading from the living room is the fully fitted kitchen with a window onto the terrace, ample storage units and modern appliances. Also leading from the living space is a fully renovated shower room and toilet. On the upper floor of this property you will find 3 bedrooms, all ideal sizes with the primary bedroom having access to a very private sun terrace where you can take in the views over the Garrucha roof tops and down to the harbour. A modern renovated family shower room can also be found on the upper floor. Included in the sale is a private end position parking space located in the underground garage as well as a private lock up storage room. \* 2 floors \* Build Size 94 m<sup>2</sup> \* Penthouse \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning Pre-Installed \* Disabled Friendly \* Private Terrace \* Underground parking \* 1 minutes drive to the beach \* 1 minutes drive to the shops \* Communal fees: €53,98 per month \* IBI property tax: €268,27 per annum \* Refuse fees: €205,00 per annum \* Lift



## Eigenschaften:

**Merkmale**

Aufzug

Private Terrasse

**Pool**

Gemeinschaft