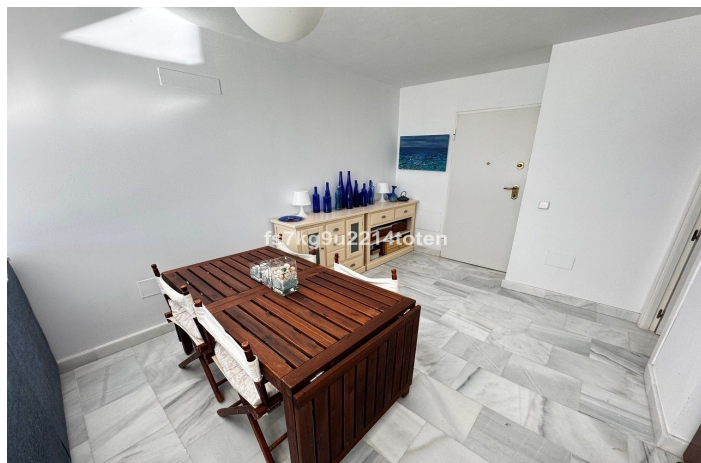




## Duplex for sale in Garrucha, Garrucha

199 500 €

Référence: R4926406 Chambres: 3 Bain: 2 Construite: 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.&nbsp;

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.



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- \* 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



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## Spécification:

### Caractéristiques

Ascenseur

Terrasse privée

### Piscine

Communautaire