



## Duplex for sale in Garrucha, Garrucha

**259.995 €**

Referentie: R5115952 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 112m<sup>2</sup>





## Costa Almeria, Garrucha

This delightful duplex townhouse situated within Urb La Solana del Mar in Garrucha is arranged over two floors and comprises three bedrooms and two bathrooms. It boasts two terraces - a rear terrace facing east with views over the communal gardens and swimming pool and a front terrace facing west towards the mountains. The property benefits from dual air conditioning units in two of the bedrooms and the lounge as well as ceiling fans in all rooms. Each bedroom features built-in wardrobes with two of the rooms enjoying direct access to the terraces via patio doors. For additional storage there is a large storage cupboard under the stairs within the lounge. Further benefits include underground parking with a designated space. The community is fully walled and gated, providing added security and peace of mind as a lock-up and leave property or as a permanent home. Situated in the vibrant market town of Garrucha, this lovely home offers all local amenities and the beach within walking distance. Conveniently located bus stop right opposite the urbanisation, offering easy access to public transport. Just a 3-minute walk to the beach—perfect for daily seaside enjoyment. Quick access to the main national road, ideal for reaching nearby destinations. 10-minute drive to Mojácar 13-minute drive to the motorway (autovía). 8 minutes from the future AVE high-speed train station, projected to open at the end of 2026. Close to popular spots known and loved by the British community. Local restaurant/bar – just a 1-minute drive away Buganvillas – only a 5-minute walk, with shops, a supermarket, and a mini market offering British products. This property combines comfort, convenience, and a prime location, making it ideal for both holidays and year-round living. New Shopping Center Project in Garrucha According to La Voz de Almería (August 12, 2025), in an interview with Garrucha's Urban Planning Councillor, Álvaro Ramos, during the Hoy por Hoy Levante program on Cadena SER, it was announced that the municipality is about to move forward with this ambitious project, located in the Las Buganvillas area. In addition to the commercial infrastructure, the plan also includes the construction of approximately 300 housing units in later phases. (La Voz de Almería) Meanwhile, Diario de Almería highlights that the Andalusian Regional Government (Junta de Andalucía) has already given the green light to an urban planning modification in Sector 3, which corresponds to the area between the Las Buganvillas roundabout, Camino Bascuñana, and the Garrucha-Villaricos road. The complex will cover a total surface area of 318,000m<sup>2</sup>, and will feature a mix of commercial, residential, leisure, and hotel uses. (Diario de Almería) Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property. Click on the 'Video Play' button in the link for a virtual walk around tour. To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

\* 2 floors \* Build Size 112 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Sun Terrace \* Underground parking \* 1 minutes drive to the beach \* 1 minutes drive to the shops \* Communal fees: €85,00 per month \* IBI property tax: €390,00 per annum \* Refuse fees: €205,60 per annum



## Kenmerken:

Klimaatbeheersing

Zwembad

Airconditioning

Gemeenschappelijk zwembad