



## Duplex for sale in Garrucha, Garrucha

**185.000 €**

Referentie: R5182984 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 100m<sup>2</sup> Perceelgrootte: 91m<sup>2</sup>





## Costa Almeria, Garrucha

We are delighted to introduce this beautifully presented duplex/townhouse on the third floor, arranged over two levels, situated in the charming fishing port of Garrucha. Ideally located, the property offers quick and easy access to the beach and an excellent selection of local amenities including shops, supermarkets, bars, restaurants and the popular weekly market. It is also just a short drive from the vibrant beach resort of Mojácar Playa. The accommodation comprises a compact yet well-equipped semi-open plan kitchen with ample storage, together with a bright and spacious lounge-diner on the top floor. Large patio doors open onto a private terrace, perfectly sized for a table and chairs - ideal for al fresco dining or enjoying a relaxing drink. A convenient guest cloakroom with WC and hand basin is also located on this level. The sleeping accommodation is situated on the lower floor, accessed by two sets of stairs, and comprises three generously sized bedrooms, served by a well-appointed bathroom with both a bath and a shower. The principal bedroom features fitted wardrobes and the entire lower level is filled with natural light, preserving a bright and airy atmosphere throughout. Additional features include dual air-conditioning, offering both heating and cooling for year-round comfort. The property also benefits from an allocated underground parking space and a generously sized lockable storage room. 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. Explore this property even before stepping inside. Click on the link for all available pictures. Click on the 'Video Play' button for a virtual walk around tour. To gain a better understanding of the location and 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. Contact us to arrange a viewing.

\* 2 floors \* Build Size 91 m<sup>2</sup> \* Plot Size 100 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Air Conditioning \* Disabled Friendly \* Sun Terrace \* Underground parking \* 2 minutes drive to the beach \* 2 minutes drive to the shops \* Communal fees: €56,18 per month \* IBI property tax: €270,89 per annum \* Refuse fees: €205,60 per annum \* Lift



## Kenmerken:

Extra's

Tillen

Klimaatbeheersing

Airconditioning

Zwembad

Gemeenschappelijk zwembad