



## Ref: VZ1289 - PENTHOUSE

Urb. Mar de Pulpi

<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	1
<b>Toilets:</b>	0
<b>Built surface:</b>	61 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	59 m <sup>2</sup>

<b>Year of construction:</b>	2019
<b>Distance to the sea:</b>	900 mts
<b>Facing:</b>	SOUTH
<b>Furnished:</b>	NO
<b>Parking:</b>	YES
<b>Storage Room:</b>	YES

<b>Community fees:</b>	€/ month
<b>IBI Tax:</b>	€/ year

- Brand new apartments for sale on the beach of San Juan de los Terreros, belonging to the municipality of Pulpí, Almería. Located in a luxury residential recently developed, 900 meters from the beach, very close to the seafront and only 13 km from the center of Aguilas where you will have all kinds of services and amenities such as shopping centers, hospitals, schools ....

- Property with private terrace and solarium)

- The house is distributed in a spacious and bright open concept with large living room from where, through a large sliding window, you can access the outside area of the house (terrace). Sharing the space with the living room we find the kitchen in the shape of an "L" with modern style and utility room. There is a staircase in the living which gives access to the private solarium. A small distributor leads to the rest area where we find a guest bathroom and two large bedrooms with fitted wardrobes.

- It is sold empty (optional furniture) with Silestone kitchen furnished and equipped, air conditioning (hot and cold) installed throughout the house, security door.

- The price includes parking space.

- Gated community with large garden areas and community pool and sports courts.





#### Extras

#### Community

BRAND NEW		LIFT	
AIR CONDITIONING PRE INSTALLATION		ACCESSIBLE TO DISABLED	
PRIVATE TERRACE	25	COMMUNAL GARDENS	
ALUMINIUM WINDOWS		COMMUNAL OUTDOOR SWIMMING POOL	
		TENNIS COURT	
		PADEL TENNIS COURT	
		GATED COMPLEX	
		PET FRIENDLY	

P.V.P.

**184.000 €**

3.016,39 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 184000€ P.V.P
- 13800€ 10% I.V.A. (tax).
- 1656€ 1,2% A.J.D. (tax).
- 1000€ Notary and title deeds expenses.

**TOTAL: 200456€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.

**ZAR 2010 s.l.u**

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#### DISTANCIAS : TERREROS

##### CONNECTIONS

##### SERVICES

##### AMENITIES

ALICANTE INT. AIRPORT	174	BANKS	1 km	SHOPS	1 km
ALMERIA INT AIRPORT	98,8 km	MEDICAL CENTER	1 km	GOLF	8,7 km
MURCIA INT. AIRPORT	88,3 km	PUBLIC SCHOOL	1 km	BEACH	100 mts
ALMERIA TRAIN STATION	107 km	AGUILAS HOSPITAL	13 km	MARINA	13 km
AGUILAS BUS STATION	13,8 km	SUPERMARKETS	1 km		
ALMERIA BUS STATION	107 km				
AGUILAS TRAIN STATION	13,8 km				

To see all pictures of this property visit our website: [WWW.ZAR2010.COM](http://WWW.ZAR2010.COM) and search Reference:: **VZ1289**

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