



## Ref: VZ1574 - PENTHOUSE

Urb. Jardines de la Araucaria

<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	2
<b>Toilets:</b>	0
<b>Built surface:</b>	74 m <sup>2</sup>
<b>Living surface:</b>	59,15 m <sup>2</sup>
<b>Plot surface:</b>	m <sup>2</sup>

<b>Year of construction:</b>	2007
<b>Ditance to the sea:</b>	800 mts
<b>Facing:</b>	SOUTH
<b>Furnished:</b>	
<b>Parking:</b>	YES
<b>Sotrage Room:</b>	

<b>Community fees:</b>	40 €/ month
<b>IBI Tax:</b>	172 €/ year

- Beautiful penthouse on the first and top floor of a gated community with community pool. The "Jardines de la Araucaria" urbanization is located in the quiet town of Palomares, belonging to the municipality of Cuevas del Almanzora, just 900 meters from the beach and less than 5 minutes driving from the neighboring towns of Villaricos and Vera Playa where you will find all kinds of services and amenities such as restaurants, supermarkets, shops...

- 74 m2 of built surface (59.15 m2 of living area) plus 8 m2 terrace and a 62 m2 private solarium.

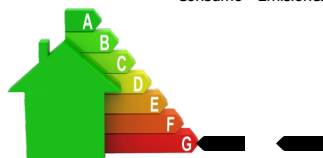
- South facing

- As soon as we enter the interior of the house, we discover the dining room with an ideal distribution to separate the atmospheres of the living and dining areas. From this same space we find a large sliding window that gives access to a private balcony with views over the community pool area and a corridor that leads to: kitchen connected to the dining area through a serving hatch; rest area with guest bedroom, guest bathroom with shower tray and master bedroom with two built-in wardrobes, private bathroom with bathtub and access to the 8 m2 private rear terrace with sea views and where you can find a spiral staircase that leads to the private solarium, for the sole and exclusive use of the house, with fantastic views of the sea.

- It is sold partly furnished but with fitted kitchen. It also has air conditioning (hot and cold) installed, aluminum windows with double glazing for perfect thermal and acoustic insulation, security door and electronic intercom.

- Parking space located in the basement of the building included in price.

Consumo Emisiones





#### Extras

#### Community

GOOD CONDITION	
AIR CONDITIONING INSTALLED	
BALCONY	
PRIVATE SOLARIUM	62 m2
PRIVATE TERRACE	8 m2
ALUMINIUM WINDOWS	
ALUMINIUM WINDOWS	
SEA VIEWS	

GATED COMPLEX
COMMUNAL TERRACE
PET FRIENDLY
COMMUNAL OUTDOOR SWIMMING POOL

P.V.P.

**87.000 €**

1.175,68 €/m<sup>2</sup>

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

#### ESTIMATED PURCHASING COSTS:

- 87000€ P.V.P
- 6090€ 7% I.T.P (tax).
- 1.200€ Notary and titled deeds expenses.

**TOTAL: 94290€**

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



For more information  
scan QR code

**ZAR 2010 s.l.u**

Calle Mayor 48, Garrucha, ALMERÍA  
+34 950132949  
info@zar2010.com

WWW.ZAR2010.COM

[www.zar2010.com](http://www.zar2010.com)