



**Ref: VZ0292 - APARTMENT**  
Calle Canteras

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1
<b>Toilets:</b>	0
<b>Built surface:</b>	90 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	m <sup>2</sup>

**Year of construction:** 2004

**Distance to the sea:** 350 mts

**Facing:** WEST

**Furnished:** PARTLY

**Parking:** YES

**Storage Room:** YES

**Community fees:** 67 €/ month

**IBI Tax:** 220 €/ year

Discover this charming 89.8 m<sup>2</sup> apartment, ideally located in one of the most sought-after areas of Garrucha, just 350 meters from the iconic Paseo del Malecón and the marina. Its privileged location allows you to enjoy the vibrant coastal lifestyle and all the services this beautiful seaside town in Almería has to offer.

**Key Features:**

**Ideal Orientation:** The property enjoys west-facing common areas for afternoon sun, while all three large bedrooms face east, bathing them in morning light.

**Spacious and Functional Layout:**

**Living-Dining Room:** Bright and generously sized, it opens through a wide glass sliding door onto a private terrace—perfect for enjoying breakfast or al fresco dinners.

**Independent Kitchen:** With window and street views, it comes furnished and ready for you to customize with your own appliances.

**Full Bathroom:** Equipped with a bathtub, ideal for relaxing after a day at the beach.

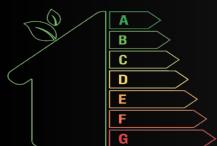
**Extra Comforts:**

Sold semi-furnished for easier move-in.

Includes a private parking space and storage room in the basement, accessible by elevator.

Aluminum double-glazed windows, security door, and pre-installation for air conditioning add both comfort and security.

This apartment is a unique opportunity for those seeking a comfortable, bright home in a premium coastal location.





#### Extras



- ALUMINIUM WINDOWS
- PRIVATE TERRACE

#### Community



- LIFT

**P.V.P.**

**98.000 €**

**1.088,89 €/m<sup>2</sup>**

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

**ESTIMATED PURCHASING COSTS:**

- 98000€ P.V.P
- 6860€ 7% I.T.P (tax).
- 1.200€ Notary and titled deeds expenses.

**TOTAL: 106060€**

\* 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**

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