



Ref: VZ1792 - APARTMENT Avda. Andalucía

Bedrooms:	2
Bathrooms:	1
Toilets:	
Built surface:	92,18 m ²
Living surface:	m ²
Plot surface:	12,16 m ²

Year of construction:	2025
Distance to the sea:	300 mts
Facing:	EAST
Furnished:	NO
Parking:	NO
Storage Room:	NO

Community fees:	€/ month
IBI Tax:	€/ year

Discover this fantastic new-build apartment located on Avenida de Andalucía, in the heart of an exclusive and quiet residential area of Garrucha (Almería). The location is unbeatable: just 300 meters from the beach and very close to key points such as Calle Mayor, the Paseo del Malecón, the marina, supermarkets, restaurants, pharmacies, schools, the medical center, and public transport.

The property is on the first floor of a modern building constructed in 2025, equipped with an elevator and high-quality finishes. Its east-facing orientation ensures plenty of natural light throughout the day, especially in the mornings.

Key Features Built area: 92.18 m²

Sea views from the living room, kitchen, bedrooms, and private balcony

Spacious and bright living-dining room with access to a private balcony

Separate kitchen with exterior window and sea views

Two double bedrooms with built-in wardrobes

Full bathroom with modern shower tray

Additional utility room

★ Private rooftop solarium with exclusive access

Security door, video intercom, and pre-installed ducted air conditioning

Aluminum windows with double glazing for optimal thermal and acoustic insulation

Delivered brand new, unfurnished and without kitchen – perfect to personalize

This apartment is ideal for year-round living, a holiday home, or as a high-return rental investment in a sought-after location with strong growth potential.



Consumption Emissions



Extras

Community



BRAND NEW
GOOD CONDITION
AIR CONDITIONING PRE INSTALLATION
BALCONY
PRIVATE SOLARIUM
ALUMINIUM WINDOWS
SEA VIEWS
PRIVATE TERRACE



LIFT

P.V.P.

173.000 €

1.876,76 €/m²

Taxes and title deeds expenses are not included

ESTIMATED PURCHASING COSTS:

- 173000€ P.V.P
- 17300€ 10% I.V.A. (tax).
- 2076€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

TOTAL: 193576€

* 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

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