

apartment for sale El Puerto De Santa Maria, Bahía De Cádiz



This apartment is located in the heart of El Puerto de Santa María (Cádiz), in a building dating back to the 18th century, which was completely refurbished in 2012.

The property is in perfect, move-in condition. It features two bedrooms and one bathroom.

This is a ground floor flat situated in the city centre. The building is an antique property that has been comprehensively restored with quality materials, resulting in very new installations and finishes throughout the home. It boasts high ceilings, over 3 metres, which lend a great sense of space and character.

The white marble floors and restored antique wooden ceilings provide the flat with ample light, spaciousness, and a unique, welcoming character.

The kitchen is fully fitted and includes appliances.

For security and aesthetics, wrought-iron grilles (celosía) are fitted to all windows. The windows themselves feature aluminium frames with a thermal break and double glazing (Climalit), ensuring good insulation. The property benefits from an air conditioning unit providing both hot and cold air (heating).

The flat is organised around an open-plan central space where the living room, dining area, and kitchen are located, featuring a pleasant balcony door (balconera). Both bedrooms are double. The bathroom has a walk-in shower, and inside the flat, there is an ideal space for a washing machine and storage (trastero).

Total Built Area: 63.55 m²

Usable Area:

- Living Room: 14,62 m²

- Kitchen - Dining Area: 8,97 m²

- Pantry/Storage Area: 1,24 m2

- Bathroom: 4,02 m2

- Bedroom 1: 9,76 m2

- Bedroom 2: 7,68 m2

Location and Connectivity

The flat is conveniently located close to all local amenities: shops, bars, restaurants, schools, and supermarkets are all within a 10-minute walking radius.

Transport links are excellent:

- 2 minutes' walk to the urban bus stop.

- 5 minutes' walk to the bay ferry terminal.

- 20 minutes' walk to the nearest urban beach.

Community Fees (Service Charge): 40€ per month.

property details

Spanishestate id:	6323737
reference::	-
close to/ located:	El Puerto De Santa Maria
region:	Bahía De Cádiz
property type:	apartment
rooms:	2
property surface:	63 m2
surface plot:	0 m2
price:	€ 190.555

contact

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