

## duplex for sale Roquetas De Mar Urb., Poniente Almeriense

In the heart of the Roquetas de Mar Urbanization (Almería). Magnificent Duplex in the Residential La Hacienda del Mar y Sol, located on Avenida Rosita Ferrer; perfectly connected with direct exit from the highway, reaching the center of Almería in just 22 minutes.

On the ground floor: totally independent kitchen with a large laundry room, furnished and with all the appliances, a toilet with shower, living-dining room facing southwest (with sofa bed), a large porch (25m2) with direct access to the area from the pool; fully covered with awnings for privacy if desired, the roof being electric.

Upstairs: a complete bathroom with a bathtub, two double bedrooms; one of them with a south-west facing terrace overlooking the pool area and fitted with an electric box awning.

All rooms are exterior and very bright, Macaél marble floor, air conditioning, security bars.

In the basement there is a private parking space, which is sold together with the house included in the sale price. With access to the elevator right next door for added convenience.

The residential area has large common areas, large gardens, two paddle tennis courts, a children's play area and a very large pool with shaded area and controlled access.

Right next to the residential (it even has an exit / entrance service door next to it) is the Mercadona supermarket. In addition to being very close to various shops, medical center, pharmacies, leisure areas, and with easy access to the highway.

Located less than 600 meters from the beach and promenade of the Roquetas de Mar Urbanization, and less than 2 kilometers from the Playa Serena Golf Club and Punta Entinas-Sabinar Natural Park.

### property details

Spanishestate id:	<b>4233985</b>
reference::	-
close to/ located:	<b>Roquetas De Mar Urb.</b>
region:	<b>Poniente Almeriense</b>
property type:	<b>duplex</b>
rooms:	<b>2</b>
property surface:	<b>110 m2</b>
surface plot:	<b>- m2</b>

### contact

name:	<b>Manuel Pineda del Rio</b>
spreekt:	<b>Spanish</b>
telefoon:	<b>not available</b>

price:

**€ 150.000**