

## 2 soveværelse Lejlighed til salg i Garrucha, Almería

145.000€



EXCEPTIONAL PENTHOUSE APARTMENT LOCATED ON THE THIRD FLOOR OF A MODERN BUILDING CONSTRUCTED IN 2006 WITH AN ELEVATOR WHICH HAS NEVER BEEN LIVED IN OR USED- IN AN EXCELLENT LOCATION.



The penthouse is part of a small, private building with only five residences—offering privacy, tranquility, and a sense of exclusivity rarely found in the area. It features 68.61 m<sup>2</sup> of built interior space plus a 46.58 m<sup>2</sup> private terrace with panoramic views of the sea and the town—ideal for those seeking a home with generous outdoor space to enjoy the coastal lifestyle.



The apartment's orientation is optimal: the main façade faces east, allowing for beautiful morning sunlight, while the rear façade faces west, where both bedrooms are located—ensuring natural light and good thermal balance throughout the day. The living-dining room boasts sea views and direct access to the terrace, creating a seamless flow between indoor and outdoor spaces. The semi-independent kitchen includes a window overlooking the sea, adding brightness and an open feeling.



A spacious built-in wardrobe in the hallway provides excellent storage. Both bedrooms are double; the master bedroom also features a small dressing room—an extra touch of comfort not always found in similar properties. The bathroom is generously sized and includes a bathtub, ideal for unwinding after a sunny day on the coast.

The property is sold unfurnished and without a fitted kitchen, allowing the buyer to customize the space to their own taste. It includes pre-installation for air conditioning, a security door, intercom system, and double-glazed aluminum windows that ensure excellent thermal and acoustic insulation. The apartment is in good condition overall, requiring only a minor refresh before moving in—making it an ideal canvas for personalization without major renovation costs. The private terrace is one of the property's standout features—spacious enough to host dinners, enjoy sunrises over the Mediterranean, or relax with stunning night views of Garrucha. It's rare to find a home with such a large terrace and spectacular views in this area.

Additionally, the price includes a large storage room located in the building's basement, accessible directly by elevator.

 2 soveværelser  
 shops

 1 badeværelse  
 schools

 68m<sup>2</sup> Byg størrelse  
 Close to shops