

## 3 Schlafzimmer Appartement zu verkaufen in Garrucha, Almería

310.000€



BEACHFRONT APARTMENT IN GARRUCHA COMPLETELY RENOVATED IN 2020 TO A HIGH END FINISH, FOURTH FLOOR WITH LIFT CONSTRUCTED IN 1988



It has 108 m<sup>2</sup> of well-utilized living space, the layout has been designed to maximize natural light, enjoy the views, and create a comfortable and fluid lifestyle. The spacious and open-plan living and dining area features a seating area that opens through a sliding glass door onto the private terrace, offering panoramic views of the sea and the promenade. The dining area also has another window providing a direct view of the beach and flooding the space with natural light throughout much of the day. The open-plan kitchen, with a central island, is equipped with a Silestone countertop and modern finishes, ideal for those who value both design and functionality.

The east-facing orientation guarantees morning sun and a bright atmosphere without excessive midday heat, ensuring comfort during the warmer months. A hallway leads to the sleeping area: a utility room (where the water heater is also located), a full bathroom with a shower, a guest toilet, and three quiet bedrooms with windows overlooking the building's light well. Each room has been renovated with attention to detail and features excellent sound and thermal insulation.

The comprehensive renovation has paid attention to every element: double-glazed aluminum windows for thermal and acoustic insulation, top-quality porcelain flooring, electronic intercom, and a renewed electrical and plumbing system... All designed so that you can move in without worrying about construction; just enjoy.

This apartment stands out in its category for its beachfront location, its terrace with direct water views, its impeccable condition after renovation, its bright orientation, its spacious interior, and its proximity to all the amenities that Garrucha offers year-round. A coastal property with all the comforts of a modern home.

Garrucha is a well-established coastal town in the Levante region of Almería, combining maritime tradition with modern amenities, making it a very attractive option for those seeking a permanent residence or a second home by the sea. According to the most recent data from the National Institute of Statistics and the municipal register

-  3 Schlafzimmer
-  2 Badezimmer
- Central heating
- Electric Hot Water
- schools
- shops