

## 2 sovrum Lägenhet till salu i Palomares, Almería

130.000€



GROUND FLOOR APARTMENT IN THE PEACEFUL AREA OF PALOMARES BAJO, A SHORT WALK FROM THE BEACH IDEAL WITH PARKING FOR PERMANENT RESIDENCE OR A SECOND HOME.



The property is located in the "Parque del Marqués" complex, a pleasant area with a communal swimming pool and gym, perfect for enjoying the Mediterranean climate and leisure time with family or friends. The location is unbeatable: approximately 1 km from the sea, with a well-lit pedestrian path and sidewalk that facilitates a safe and pleasant walk to the beach.



With a constructed area of 65.6 m<sup>2</sup> (57.2 m<sup>2</sup> usable space), the apartment faces west, ensuring afternoon sun in the living-dining room, creating a bright and inviting space at sunset. Its layout is practical and comfortable: a spacious living-dining room with a semi-integrated kitchen, two double bedrooms with windows overlooking the light well (the master bedroom has a sliding window with exclusive access to the light well), and a bathroom with a shower. The second bedroom includes a large built-in wardrobe, a feature that adds great functionality.



The property is being sold **\*\*furnished\*\***, with a fully equipped kitchen, ready to move in or rent out immediately. It also features hot/cold air conditioning, double-glazed aluminum windows, and a security door, ensuring comfort and peace of mind year-round. The price includes **\*\*a parking space and a storage unit\*\*** in the building's basement, an added value not all properties in the area offer.

The proximity to the beach, easy access to the center of Palomares and nearby towns like Garrucha and Vera Pueblo, as well as the community amenities of the development, make this property a very attractive option. It stands out for its convenient location, excellent maintenance, included extras, and the opportunity to enjoy a relaxed atmosphere with all the comforts at hand. For those looking for a comfortable beach house ready to enjoy, this property is an excellent choice.

The property is located in the hamlet of Palomares, which belongs to the municipality of Cuevas del Almanzora, in the province of Almería, in the Levante region of Almería. According to the latest official data, Palomares had a population

 2 sovrum  
 schools

 1 badrum  
 pool

 shops  
 Close to shops