

# THINK PROPERTY...

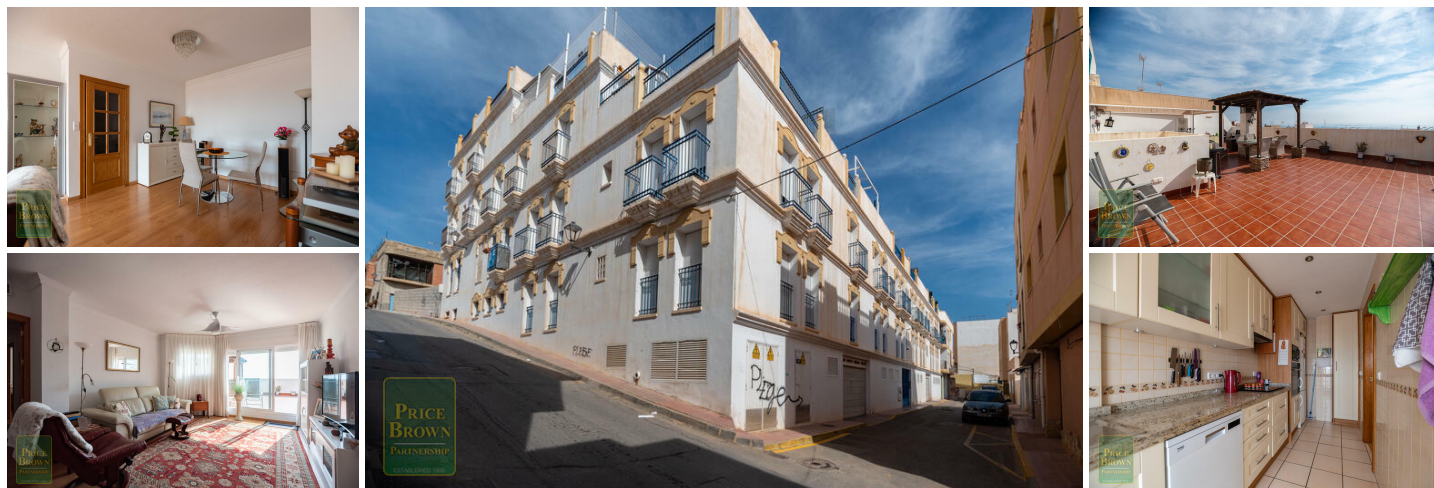
# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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ESTABLISHED 1986

## A1484: 3 Bedroom Apartment for Sale in Garrucha, Almería

245,950€ ≈£210,639



**Altos de Garrucha** - A fabulously spacious penthouse apartment with excellent sea views and a huge terrace of 90m<sup>2</sup>. Situated in an area just a short stroll from the main high street, the paseo and the port. The complex has lift access, so ideal for those with limited mobility, it has an allocated parking space and a storage room. The property comprises entrance hallway with an entry phone, a large living room / dining room with patio doors leading to the terrace, a fully equipped galley kitchen with access to the terrace, the principal bedroom, an en-suite shower room, two further double bedrooms and a guest bathroom with walk-in shower. All of the bedrooms have built in wardrobes and the entire property benefits from air conditioning/heating. The terrace is divided into areas offering shade or full sun and includes a pergola and retractable awnings.

### Local Area

Garrucha is a Spanish town and municipality in the province of Almeria, Andalusia. In 2015 there were 8,577 inhabitants. Its surface area is only 7.68 km<sup>2</sup> and it had a density of 1,123 inhabitants per square kilometre. The geographical co-ordinates are - 37° 11 'N, 1 49' W. It is situated between Mojácar and Vera, at an altitude of 24 metres above sea level, and 83 km from the provincial capital, Almería. The post code is 04630.

### Brief History

Settlement in the area dates as back as far as 5,000 years ago when the first visitors found one of the very few natural harbours in this coastline. It was here that invading armies would land with their provisions and settlers soon discovered the mineral rich veins nearby. Mining of the area took hold and the only way to ship it out was via the sea. In later years there were trains from Bédar directly to the port. The fishing trade, which continues to this day, was important as a food source for these early settlers.

- ✓ 3 Bedrooms
- ✓ No Pool
- ✓ Disabled Access
- ✓ Near a Beach
- ✓ Private Terrace(s)
- ✓ Underground Parking
- ✓ Community Fees: 54.00€ Monthly
- ✓ 2 Bathrooms
- ✓ Disabled Friendly
- ✓ Lift Access
- ✓ Orientation East
- ✓ Sea Views
- ✓ 5 mins walk to a Beach
- ✓ IBI (Property Rates): 298.00€ Annually
- ✓ 215.63m<sup>2</sup> Build size
- ✓ Air Conditioning
- ✓ Low Community Fees
- ✓ Penthouse
- ✓ Store Room
- ✓ 5 mins walk to the Shops
- ✓ Rubbish Collection: 39.48€ Every 3 months

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