CasaEs RealEs

Urbanización Villa Parra Palomeras, km 179
Marbella

Phone: +34 717160098
e-mail: comercial3@casaes.es

Reference:	**2561-Granada**
Property type:	Flat
Sale/rent:	For sale
Price:	**248.000 €**
Condition:	Good condition

Floor:	1
Town:	Almería
Province:	Almería
Postal code:	04008
Zone:	Centro

Sqm built:	75	**Living area:**	65	**Air conditioner:**	cold/hot
Garages:	1	**Bedrooms:**	2	**Orientation:**	northeast
Bathrooms:	1	**Antiquity:**	2021	**Outward/Inward:**	outward
Cupboards:	2				

Description:

For sale: a nearly new apartment built in 2021 right in the heart of Almería, situated in a privileged and strategic location between the iconic Paseo de Almería and the vibrant Rambla, placing you squarely in the city´s nerve center for commerce and culture.

Living in this area means enjoying the ultimate luxury of completely ditching your car for daily errands, as just steps from your front door you will have a wide variety of traditional shops, well-known supermarkets, pharmacies, health centers, banks, schools, and a huge selection of cafes, terraces, and restaurants where you can savor local gastronomy. Furthermore, the surroundings boast excellent public transport connections and are just minutes away from walking areas and green spaces, perfectly combining the dynamism of urban life with the convenience of having every essential service right at your fingertips.

Stepping inside the property, this magnificent home stands out immediately for being entirely exterior, guaranteeing a constant flow of natural light and a pleasant sense of openness and well-being in every room. Crossing the front door, we are welcomed by a modern, intelligent, and highly functional layout designed to make the most of every square meter with no wasted hallways. The home features a spacious contemporary living-dining room, ideal both for relaxing at the end of the day and for hosting guests, flowing seamlessly into a fully furnished kitchen equipped with top-brand Balay appliancesincluding a dishwasheralongside a practical and necessary independent laundry room that adds extra order and functionality to household chores.

The sleeping area consists of two very bright double bedrooms, both fitted with built-in wardrobes that maximize storage space, complemented by a modern full bathroom finished with excellent quality materials. As a recent 2021 construction, the property is in immaculate condition and completely ready to move into immediately, with no need for any kind of renovation or annoying updates. The entire interior design prioritizes comfort and maximum energy efficiency, incorporating advanced systems such as aerothermal energy for domestic hot watertranslating to considerable savings on monthly billsand ducted centralized air conditioning and heating that provides homogeneous climate control throughout the home all year round.

As the icing on the cake, this fantastic real estate offer includes a spacious parking space in the price with enough room to comfortably park both a car and a motorcyclea true luxury and major competitive advantage right in the city centerplus a private storage room that instantly solves any extra storage needs. This is a unique and exceptional market opportunity for families, couples, or investors seeking quality of life, efficiency, and an unbeatable location.

Don´t let this great opportunity pass you by and contact us today to arrange a viewing and discover all the potential of your next home!