



### calle Magallanes 12, Vera Playa, 04620, ALMERIA

Duplex with 2 bedrooms and 2 bathrooms in the urbanization Playas del Sur 400 meters from the beach near Pueblo Laguna/Las Buganvillas, in Vera. The urbanization has an outdoor swimming pool, a children's pool, a playground and green areas. The duplex is located in a side street and has a parking space just in front of the entrance. The house has a large living-dining room on the ground floor with Spanish television. There is air conditioning in the house. Next to the dining room there is an open American kitchen with modern appliances: fridge / freezer, combi, oven, microwave and dishwasher. The washing machine is located in the patio. On the ground floor is a bathroom with shower. On the upper floor there are two bedrooms; both with fitted wardrobes and ceiling fans. There is also a bathroom with a walk in shower. The house is fully equipped. There is a terrace at the front of the house with a covered area, perfect for lunch or dinner outside. The beach is only 400 meters away and in the surroundings there are several restaurants, shops and a supermarket, all within walking distance. The town of Garrucha is only 2 minutes away by car. Electrical consumption : Stays up to 21 days : A reasonable electricity consumption of up to 10 KW /day is included in your reservation. Excess consumption will be charged extra. Stays over 21 days as well as all stays Out of Season : Electricity is not included and will be charged in full according to consumption. There is a meter/counter in the apartment for your monitoring. Número de registro VFT/AL/01308

#### BASE INFORMATION:

Bed : 2  
Bath : 2

#### CONVENIENCE:

**General Amenities:** WIFI / INTERNET, Terrace ,smoke detector, Shower, Satellite TV, On the coast, Kitchen appliances, In village / city, fire extinguisher, Electric Hot Water, Covered terrace ,Close to shops, Close to sea/ beach, Close to bar / restaurant, Air Conditioning warm/cold,  
**Community Amenities:** Children's playground, Swimming pool outside,

#### NEIGHBORHOOD:

Super market : 5 minutes by Walk  
Beach : 5 minutes by Walk  
Coffee shop : 5 minutes by Walk  
Airport : 50 minutes by Car  
Bus station : 10 minutes by Car  
Police station : 5 minutes by Car  
Hospital : 30 minutes by Car  
Shopping : 5 minutes by Car center