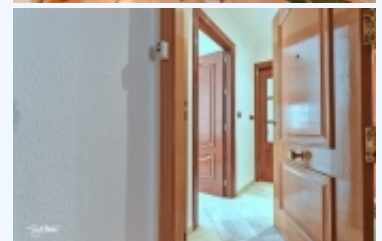
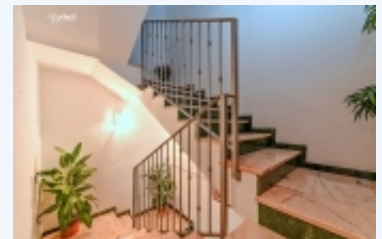


# Exclusively Andalusia

## Real Estate

**REDUCED! IMMACULATE THREE BEDROOM APARTMENT WITH LARGE PRIVATE ROOF TERRACE AND STORE ROOM.**

**For sale. € 105,000**



### Vélez de Benaudalla, Granada

Located in the heart of Vélez de Benaudalla this beautifully presented three bedroom apartment has a large private roof terrace and secure store room.

One of only three apartments in this private building this beautifully presented property occupies the middle of three floors. Located in the centre of this historic Costa Tropical town the apartment is situated just a five minute walk to all the town's shops, bar/restaurants, medical services and schools. Positioned on the first floor above a bright and pretty entrance hall we open our solid wood door and are greeted by a bright and airy entrance hall. Our first impression is of clean, white walls and white with grey veined marble tiled floors. The entrance hallway has electronic controlled access to the building's main door to allow your guests to enter without you leaving your apartment. Off this impressive hallway is a spacious lounge/dining room which has double sliding glazed doors which bring in lots of natural light and give access onto a balcony which is big enough to position a small table and chairs. The lounge has sufficient power points, T.V. aerial connections and the main control panel for the hard wired music speakers which are fitted into the ceilings of every room. Also facing the front of the building is bedroom one which is a good double which too has double sliding glazed doors with access to the balcony. There is a family bathroom off the main hallway which has a full bath with shower over, double vanity unit, loo and bidet. All the white ceramics are of high quality and are complimented by marble tops and tiles. The kitchen is fully fitted with solid timber cabinetry with both wall and base units. There are stone work tops which have an inset electric hob and a stainless steel sink fitted within. The kitchen units house an integral eye level electric oven, microwave, tall fridge/freezer and a dishwasher. There is also a stainless steel extractor hood over the hob. At the end of the kitchen there is a single glazed door leading into the utility room which houses the gas hot water heater and the washing machine. Lots of natural light floods through this space into the kitchen from the building's light well. Off the entrance hall there is a small corridor leading to two further bedrooms. They are both double rooms with one currently furnished with a double bed and the third with two single beds which together make great guest accommodation. On the top floor of the building this apartment has a private, lockable store room which is ideal for storing skis, golf clubs or other sports equipment. It also provides easy storage of your outdoor furniture directly from your own private roof terrace which is over 40 m2 and has fantastic views of the lower

#### BASE INFORMATION:

Bed	: 3
Bath	: 1

#### LAND INFORMATION:

Square	: 90
Metres	

#### NEIGHBOURHOOD:

Supermarket	: 5 minutes by Walk
Beach	: 10 minutes by Car
Coffee shop	: 5 minutes by Walk
Airport	: 60 minutes by Car
Town centre	: 5 minutes by Walk
Shopping centre	: 5 minutes by Walk

reaches of the Sierra Nevada to the north and of the town's historic castle to the east. being open on three sides the ample roof terrace enjoys sunshine all day and provides a great space for relaxing and outdoor eating from the substantial BBQ which is located there. This property has been immaculately maintained throughout and offers quality accommodation to suit a fabulous holiday or full time home within easy reach of all the town's amenities. the beaches at Salobrena and Motril plus the golfing at Playa Granada are all just a ten minute drive away