

Reference: **409-P001520**  
 Property type: Penthouse  
 Sale/rent: For sale  
 Price: **580.000 €**  
 Condition: New



Address: Brunete  
 Floor: 7  
 Town: Cádiz  
 Province: Cádiz  
 Postal code: 11007  
 Zone: San Severiano



<b>Sqm built:</b> 90	<b>Air conditioner:</b> cold/hot	<b>Hot water:</b> individual
<b>Sqm terrace:</b> 90	<b>Terraces:</b> 1	<b>Heating energy:</b> Eléctrico
<b>Bedrooms:</b> 2	<b>Orientation:</b> west	<b>Bathrooms:</b> 1
<b>Antiquity:</b> 1972	<b>Outward/Inward:</b> outward	<b>Community fees/month:</b> 70

---

## Description:

Spacious penthouse with a huge private terrace and unbeatable views. It has a living area of approximately 90 m<sup>2</sup> and a large terrace (almost 85 m<sup>2</sup>). All rooms are exterior-facing, making it very bright and well-ventilated. Located on the 7th floor of the building. It is sold with a fully equipped kitchen and an optional enclosed private garage (€52,000).

### The Location

It is situated in the best residential neighborhood of Cádiz (Bahía Blanca), next to Plaza de San Severiano, very close to Santa María beach and the historic center of Cádiz. It is a very quiet area with shops, bars, cafes, supermarkets, etc., as well as excellent connections to the rest of the city. The train station is about 400 meters away, and bus stops are just a few meters away. The beach is only 200 meters away. The historic city center is a pleasant 15-minute walk.

### The Penthouse

A spacious room is accessed, serving as a central hub for the various bedrooms and a dining area with a window overlooking the building's interior courtyard. Parquet flooring.

There is also a similarly spacious living room/TV room/library with a large window overlooking the terrace. It features a large built-in bookcase and an air conditioning unit with a heat pump. The floor is white marble.

The master bedroom is very spacious, with a built-in wardrobe, air conditioning with a heat pump, and views of the terrace. Parquet flooring.

The second bedroom has a large window overlooking the building's interior courtyard. Being on the top floor, it is very bright and has no neighbors directly opposite, ensuring complete privacy. Parquet flooring.

Another living area, perfect for reading or relaxing, is also very bright, with a wardrobe, a window overlooking the terrace, and a large sliding door leading to it. Parquet flooring.

A private terrace of over 85 m<sup>2</sup>, ideal for year-round use thanks to Cádiz's long summers. It features a table with chairs and a parasol for al fresco dining. The terrace overlooks Plaza de San Severiano and Parque Varela, offering magnificent views of the bay and the 1812 Constitution Bridge.

The kitchen boasts a large window overlooking Parque Varela and is fully furnished with appliances: ceramic hob, oven, toaster, microwave, washing machine, dishwasher, refrigerator, and extractor fan. It also includes a storage area housing the butane gas water heater. A fire extinguisher is provided. The floor is tiled.

The bathroom, with its spacious walk-in shower, is well-ventilated and has a window with frosted glass overlooking the building's interior courtyard. Being on the top floor, it is very bright and has no neighbors directly opposite.

### The Building

The entrance hall features marble flooring, a ramp for disabled access, and is decorated with fine wood. It has two recently renovated elevators and an intercom system with video intercom.

Built in 1972 and renovated.

Community fees: €70/month (includes water and garbage collection)

Property tax (IBI) for 2025: €289.84/semester

Option to purchase furnished

Don't miss this opportunity and come visit!

In accordance with Decree 218/2005 of October 11, the client is informed that notary fees, registration fees, taxes, brokerage fees of 2.5%, financing costs, and other expenses inherent to the sale are not included in the price.

---