



**Tegund eignar :** Íbúð

**Sundlaug :** Nei

**Staðsetning :** Orihuela

**Svefnherbergi :** 2

**Baðherbergi :** 2

Dream Apartment in Exclusive Urbanization Close to the Mediterranean Sea! Discover this sunny flat of 85 m<sup>2</sup>, perfectly located in the closed urbanisation Bioko, only 50 meters to the promenade and only 5 - 10 minutes walk to the beach. With a south-west facing location, you can enjoy sun all day, and the flat appears as new having been built in 2016. There is a lovely terrace of 14 m<sup>2</sup> that invites you to outdoor relaxation and pleasant moments with family and friends, in addition you have a terrace by the kitchen where you can enjoy your morning coffee. With two bright bedrooms and two modern bathrooms, you get plenty of space for both you and your guests. The stylish living room with open plan kitchen comes with integrated appliances, perfect for cooking and socialising. Three brand new air-conditioning units ensure a comfortable indoor climate all year round. The flat is sold furnished with quality furniture and is fully equipped, ready to move straight into. In addition, the flat has electric blinds in the living room, downlights for a modern atmosphere, and a lift down to the garage with a convenient storage room. The urbanisation Bioko offers a large communal pool with its own children's pool, solar cells, heated showers and beautiful green areas that provide a perfect setting for relaxation and recreation. As an added bonus, it comes with a Smart for 4 car, which has only 11,000 km on the counter. This is not just a flat, but a way of life. Contact us today for more information or to arrange a viewing. Your dream home is waiting for you! Economy: Price 329000€ + about 12% in costs Tax on the flat: 212,35€ Tax on garage and storage room: Missing this Common expenses: 1.300€ per year Garbage Tax 34,80€ x 2 per year Area: Cabo Roig is located on the coast of Orihuela, in the sunny southern part of the Costa Blanca, just 35 minutes from Alicante airport and 20 minutes from the international airport of Murcia (San Javier). This charming urbanisation is considered the jewel of the southern Costa Blanca, characterised by its beautiful sandy beaches, luxurious villas, scenic viewpoints and idyllic coastal walking areas. Here you will find a rich selection of cosy restaurants and the lively environment along the main road 332, which gives a vibrant touch to the area. The Costa Blanca is known for its arid climate, which is considered one of the healthiest in the world, with more than 300 days of sunshine a year and an average temperature of 20 degrees. The most popular beaches, Cala Caleta and Cala Capitan, have been awarded the prestigious Blue Flag for their beauty, environmental friendliness and high quality of services. In Cabo Roig you can enjoy the characteristic reddish landscape, the charming hiking trails and the wonderful views of the Mediterranean Sea, from Torre Vieja to La Manga. The variety and quality of services and restaurants is outstanding, both in the immediate area and in the port of Cabo Roig. In recent years, the area has developed with a wide range of homes, from well-kept residential complexes to luxury villas with sea views. Here you get a holistic experience, with comfortable marketplaces and restaurants that offer excellent service to both tourists and locals. A walk along the main street offers a large selection of international restaurants, which tempt you with delicious menus and a pleasant atmosphere. Cabo Roig is a beautiful place on the Mediterranean Sea, where you can enjoy the beauty of nature and relax in a pleasant atmosphere, with first-class restaurants and services. Here you will feel revitalised and ready for new adventures.