



!tipo_vivienda : Lejlighed

Swimmingpool : Nej

Beliggenhed : Orihuela

Værelse : 2

Badeværelse : 1

The flat is located in a charming and well-maintained small urbanisation. Here you live in a popular and safe area close to both shops, restaurants and the beach. The urbanisation has a great communal area with pool and sun terraces - perfect for relaxation and social moments. This bright and inviting flat offers a well-thought-out floor plan and a good sense of space. It is sold furnished and fully equipped, so you can move right in at no extra cost. 2 spacious bedrooms with good wardrobe solutions 1 bathroom with good use of space Bright and airy living room with access to a large sunny terrace, where parts of the terrace are glazed. Lovely views of the communal pool and garden area The terrace is a natural gathering point - ideal for your morning coffee, meals in the sun or late evenings under the starry sky. The flat maintains a consistently good standard, with nice furniture, fully equipped kitchen. Everything you need is in place - just bring your suitcase! Facilities: Private parking space in the basement Large storage room for extra storage in the garage. Elevator in the building - easy access from garage to flat Communal swimming pool Short distance to service facilities and beach Summary : A great flat that combines comfort, location and quality. Perfect as a holiday home, year-round residence or investment. With a sunny terrace, beautiful views and modern standards, this is a home that must be experienced! Area : The flat is located in a very attractive and central area that combines a quiet living environment with proximity to everything you need in everyday life - perfect for both permanent residents and holiday guests. Within a short walking distance you will find: Only 450 meters to the nearest supermarket, where you can get all groceries and fresh products. 250 meters to cosy bars and restaurants, which offer both local and international food in pleasant surroundings. For the active lifestyle, there are two great golf courses close by - ideal for golf enthusiasts who want to combine sun and sport. Shopping lovers will appreciate the proximity to the popular La Zenia Boulevard, one of the region's largest and most famous shopping malls with over 150 shops, restaurants and entertainment options - just 3 km away. Beach life is also not far away - the beautiful sandy beaches and the crystal clear Mediterranean Sea are only 4 km from the residence. For families, the location is particularly attractive: the international school El Limonar, known for its high-quality and multilingual teaching, is only 950 metres away. In short - this is an area that offers comfort, convenience and quality of life, all within easy reach. Whether you want to live here permanently, invest in a holiday home or rent out, this is a perfect location with everything you need nearby. Community Fee : 1616.04 Euros Per Year IBI Property: 198.89 Euros per year IBI Garage: 34.71 Euros per year IBI Storage: 14.13 Euros per year IBI Garbage: 101.44 Euros per semester