

## Immaculate apartment ready to move in · Strategic yet quiet location · Pool and parking

Alicante, Denia

🏠 83 m<sup>2</sup> Built Area   🛋️ 1 Living Room   🛏️ 1 Bedroom   🚿 1 Bathroom

€ 175,000

ID1/0866



# Description

Presented by INMO·EXPERT, synonymous with trust and real estate excellence, we are pleased to offer this exceptional apartment located in the urban center of Dénia. A unique opportunity to acquire a property that combines spaciousness, brightness, impeccable condition, and a strategic location allowing you to enjoy tranquility without sacrificing the convenience of having everything just a step away.

Located in a quiet yet incredibly central and well-connected area. You will be a pleasant walk from the beach, the supermarket, the Tennis Club, the new and prestigious HCB Dénia hospital, the Vía Verde (Greenway path) for your walks, and the vibrant center of Dénia with all its gastronomic and commercial offerings.

Built in 2007 and meticulously maintained, this apartment stands out for its generous dimensions, offering 83 m<sup>2</sup> of constructed area intelligently distributed. Upon entering, we are greeted by a spacious and bright living-dining room, enhanced by elegant solid wood furniture, and with direct access to a magnificent 13 m<sup>2</sup> terrace. This outdoor space, with a northeast orientation and morning sun, becomes the ideal place to relax while enjoying unobstructed views and, as night falls, the magical panoramic view of the illuminated castle on the horizon.

The separate kitchen, notably spacious and functional, comes fully equipped with all appliances. It offers the interesting possibility of integrating it with the living room by removing the partition wall, thus creating an open-plan, modern space if desired. From the kitchen, there is access to a practical 3.5 m<sup>2</sup> utility/laundry room, cleverly designed with a double door system to isolate noise and maintain cleanliness, and equipped with a washing machine, water heater, and additional storage space.

The master bedroom, comfortably sized, features a large double built-in wardrobe and an exterior window ensuring good natural light. The full bathroom, equipped with a shower, benefits from natural ventilation thanks to its window opening onto the light well.

The property has been recently painted and is in optimal condition, ready to move into.

It features a ducted air conditioning system (hot/cold) for perfect year-round comfort.

The carpentry is in excellent condition.

Located on a convenient first floor with elevator access.

The property is located in a pleasant residential complex with a communal swimming pool. Furthermore, it includes an assigned 13 m<sup>2</sup> parking space within the grounds, an indispensable added value in the area. The community fees are moderate (€63/month), optimizing the maintenance of the excellent facilities.

This apartment represents a magnificent opportunity for a primary residence, a second home, or as an investment, thanks to its combination of space, quality, location, and extras.







Contact INMO·EXPERT today to arrange a viewing. Allow us to advise you with the professionalism, transparency, and excellent service that defines us and that you deserve.

## General



- Built Area: 83m<sup>2</sup>
- Floors: 1
- Bedrooms: 1
- Bathrooms: 1
- Living rooms: 1
- Year of construction: 2007

- Condition: excellent
- Open views
- km. to the sea: 0,8
- km. to the city center: 0,85
- km. to the supermarket: 0,3
- Orientation: north-east
- Urbanization fees (monthly): 63
- Property Tax (€/year): 285



## Outdoor

-  Pool
-  Shared garden
-  Elevator
-  Parking space
-  Covered terrace
-  Terrace

## Indoor

-  Laundry Room
-  Air Conditioner

## Additional

-  Internet
-  Furnished