





## Charming townhouse 150 meters from the sea

Alicante, Denia

 85 m<sup>2</sup> Built Area    1 Living Room    3 Bedrooms    2  
Bathrooms

€ 249,000

ID1/2223





## Description

Located in the Urbanization Villas de Alfar I, this two-story townhouse offers the perfect combination of comfort, privacy, and proximity to the sea. Just 150 meters from the Playa de las Marinas, in the Playa Almadraba sector, this property is part of a residential complex of 84 homes built in 2002. It stands out for its spacious communal areas with natural grass and a large community pool.

The urbanization, covering more than 10,000 m<sup>2</sup>, is quiet and secure thanks to its internal access road, ideal for parking vehicles with total convenience.

The house has an interior area of 84.60 m<sup>2</sup>, distributed over two floors:

**Ground floor (42.30 m<sup>2</sup>):** It features an open-plan kitchen, a bathroom with a shower, a cozy living room with a wood-burning fireplace, and storage space under the stairs. It also includes a private garden facing west (18 m<sup>2</sup>) with access to the pool, and a large terrace-garage to the east (28.11 m<sup>2</sup>), perfect for enjoying outdoor living or parking comfortably.

**First floor (42.30 m<sup>2</sup>):** This floor includes three bedrooms —the master bedroom with a 1.80 m bed and access to a 9 m<sup>2</sup> west-facing terrace, a second bedroom with a 1.40 m bed, and a third room currently used as an office— along with a full bathroom with a bathtub.

### Key Features:

- \* Centralized air conditioning (cooling/heating) on both floors
- \* Marble staircase
- \* Fully functional wood-burning fireplace
- \* Built-in wardrobes in all bedrooms
- \* Ceiling fans in bedrooms and living room
- \* Water point on terrace-garage
- \* Blinds in all rooms

## Costs:

- \* Community fees: 77€/month
- \* Garbage collection: 81€/year
- \* Property tax (IBI): 417€/year

The location is very convenient: 200 meters from a small family-run supermarket that opens every day of the week, 2.7 km from three large supermarkets (Consum, Lidl, and Aldi), close to the town center of Els Poblets, and 8.5 km from the center of Dénia. In addition, just a few minutes' walk away, there are several restaurants, two of which are located right on the beachfront.







This property is ideal both as a second home by the sea and for those looking for a comfortable and pleasant home to live in year-round.

We invite you to visit and discover all that it has to offer.




## General

- Built Area: 85m<sup>2</sup>
- Plot: 88,41m<sup>2</sup>
- Floors: 2
- Bedrooms: 3
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 2002
- Condition: good
- Mountain View
- km. to the sea: 0,15
- km. to the city center: 8,5
- km. to the supermarket: 2,7
- Orientation: west
- Urbanization fees (monthly): 77
- Property Tax (€/year): 417

## Outdoor



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

## Indoor

-  Air Conditioner
-  Heating
-  Fireplace

## Additional

-  Internet

-  Alarm
-  Furnished