

## Charming ground floor bungalow with direct beach access

Alicante, Denia

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

€ 252,000

ID1/0868



# Description

Discover this delightful ground floor bungalow located in the peaceful Costa de la Calma Urbanisation, set on the front line of La Almadraba sandy beach, with direct and private access to the sea. A unique opportunity to enjoy the Mediterranean just steps from your door.

Built in 1980 and located at km 9.5 of Las Marinas, the urbanisation spans over 10,000 m<sup>2</sup> and features beautifully landscaped gardens, two communal swimming pools, and covered parking spaces for residents.

The bungalow has been partially renovated, preserving charming original details such as exposed wooden beams and a vaulted ceiling in the living room, adding character and warmth to the space.

The property is distributed as follows:

- Cosy living room with air conditioning
- Kitchen with breakfast bar
- Two bedrooms
- Full bathroom
- Storage room
- Covered terrace, ideal for outdoor living

Additional features include electric radiators in the bedrooms and bathroom, shutters, mosquito screens, and a double entrance door for added comfort and security.

Community and maintenance costs:

- Community fees: €125/month
- Property tax (IBI): approx. €400/year
- Rubbish collection: €160/year

Prime location: only 750 metres from a small family-run supermarket open daily, and 2.5 km from large supermarkets such as Consum, Lidl, and Aldi. Close to the town of Els Poblets and just 9.5 km from Denia's town centre. Several restaurants are within walking distance, including two beachfront options.

Furniture is not included.







An ideal home for beach lovers.

We highly recommend a visit!



## General

- Built Area: 75m<sup>2</sup>
- Floors: 1
- Bedrooms: 2
- Bathrooms: 1
- Living rooms: 1
- Year of construction: 1980
- Condition: good
- km. to the city center: 9,5
- km. to the supermarket: 0,75
- Orientation: north
- Urbanization fees (monthly): 125
- Property Tax (€/year): 400

## Outdoor

-  Pool
-  Shared garden
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Air Conditioner
-  Heating