





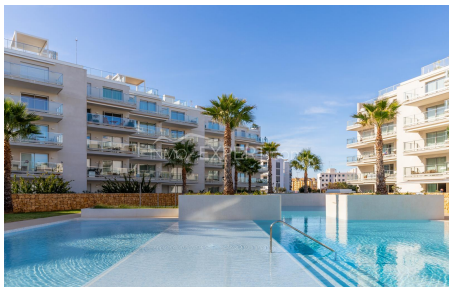
# This southeast-facing penthouse with solarium in the marina area will win you over

Alicante, Denia

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

€ 445,000

ID1/0878



# Description

This spectacular southeast-facing duplex penthouse, located in the prestigious Marina Real II residential complex in Dénia and built in 2021, combines contemporary design, advanced technology, and maximum comfort.

With a built area of 85 m<sup>2</sup>, the apartment offers a bright and spacious living-dining room with a fully equipped open-plan kitchen, two elegant bedrooms, and two modern bathrooms. From the living area, you can access a 14 m<sup>2</sup> terrace with an electric awning and beautiful views of the Montgó and the interior of the complex.

Upstairs, a spectacular 70 m<sup>2</sup> rooftop solarium invites you to enjoy the sun, panoramic views, and complete tranquillity. It features a water outlet for irrigation and total privacy.

The property stands out for its high-end equipment and finishes, including:

- Electronic lock and automatic anti-blocking blinds
- Saxun blinds and Siber air ventilation and regeneration system
- Mitsubishi ducted air conditioning (hot and cold)
- Double-glazed windows with solar protection and Energy Certificate B

It also includes a 31 m<sup>2</sup> parking space and a 6 m<sup>2</sup> storage room with 4 m height and custom-built cabinets. There is also a power outlet connected to the apartment's main electrical system, perfect for charging bicycles, scooters, or even electric vehicles.

The modern complex offers a complete range of communal facilities:

Swimming pools for adults and children, showers and toilets, a private gym, multi-purpose room with kitchen, and children's playground, all surrounded by beautifully maintained gardens.









An exceptional property that combines elegance, functionality, and location, just a short walk from the beaches, marina, and Dénia town centre.

Do not hesitate to contact us to arrange a viewing.



## General

- Built Area: 85m<sup>2</sup>
- Floors: 2
- Bedrooms: 2
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 2021
- Condition: excellent
- Mountain View
- Open views
- km. to the sea: 0,3
- km. to the city center: 0,5
- km. to the supermarket: 0,5
- Orientation: south-east
- Urbanization fees (monthly): 103
- Property Tax (€/year): 463





## Outdoor

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

## Indoor

-  Air Conditioner
-  Heating

## Additional

-  Concierge
-  Satellite TV
-  Internet
-  Security door