

## Corner penthouse in the Florida area offering open views and plenty of sunshine

Alicante, Denia

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

€ 240,000

ID1/0887



# Description

The Florida Sol residential complex was built in 1991 on a plot of over 10,000 m<sup>2</sup>, in the exclusive Florida area, a residential environment of villas and detached houses located between Montgó and Las Rotas.

It stands out for its exceptional tranquility and its beautifully maintained communal gardens, where two large swimming pools are harmoniously integrated into the landscape. From the development, residents enjoy privileged views of Montgó in the foreground, and from some properties, even glimpses of the sea on the horizon.

The complex consists of 65 homes distributed over two levels: ground-floor units with direct access to the garden, and upper-floor properties, penthouse-style, with spacious terraces.

The property for sale is undoubtedly one of the most attractive in the development. It is a corner top-floor apartment with west orientation, ideal for those who value natural light and sunshine all year round.

Its 70 m<sup>2</sup> are distributed into two bedrooms, a spacious bathroom, a living room with a fireplace, a dining area, and a semi-open kitchen. Outside, a 15 m<sup>2</sup> terrace becomes the perfect space to enjoy the Mediterranean climate.

Although the property retains original features from its construction (wooden beams, windows and shutters, wood-burning fireplace, etc.), it is in good condition, allowing immediate use without the need for renovation. Furniture is included in the sale price.

The property also includes a covered parking space within the residential complex.

Property expenses:

IBI (2025): €355.30 / year

Rubbish tax (2025): €174.54 / year

Community fees: €119 / month

Distances:

Supermarket: 3 km

Marqués de Campos street: 3 km

Las Rotas beach: 1.5 km





If you would like more information or wish to arrange a viewing, either in person or virtual, we will be delighted to assist you.

## General

- Built Area: 85m<sup>2</sup>
- Floors: 1
- Bedrooms: 2
- Bathrooms: 1
- Living rooms: 1
- Year of construction: 1991
- Condition: good
- Sea view
- Mountain View
- Open views
- km. to the sea: 1,5

- km. to the city center: 3
- km. to the supermarket: 3
- Orientation: west
- Urbanization fees (monthly): 119
- Property Tax (€/year): 355,30

## Outdoor

-  Pool
-  Shared garden
-  Parking space
-  Terrace

## Indoor

-  Air Conditioner

## Additional

-  Furnished