

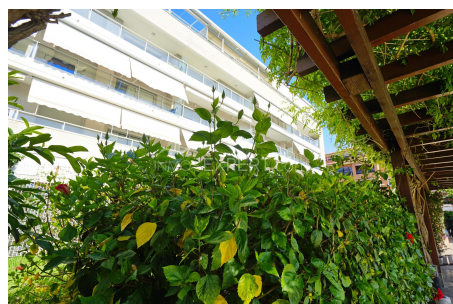
Spacious apartment between the beach and Dénia town centre in Residencial Aquamaris

Alicante, Denia

🏠 107 m² Built Area 🛋️ 1 Living Room 🛏️ 2 Bedrooms 🚿 2 Bathrooms

€ 329,000

ID1/0893



Description

Perfectly positioned between Las Marinas Beach and the heart of Dénia, Residencial Aquamaris offers a lifestyle that is becoming increasingly rare: the tranquillity of an established residential community combined with the convenience of walking almost everywhere. The marina, the beach, supermarkets, pharmacies and the vibrant town centre are all just a few minutes away.

Built in 2006, the development is renowned not only for its excellent location but also for its beautifully maintained Mediterranean gardens and outstanding communal facilities, including a large swimming pool, paddle court, children's playground and concierge service, creating a secure and welcoming environment throughout the year.

The property for sale is a spacious first-floor apartment that has had just one owner since it was built and has been impeccably maintained. Its generous proportions, practical layout and quality finishes create the feeling of a permanent residence rather than a typical holiday apartment, making it an excellent choice both as a year-round home and as a second residence on the Costa Blanca.

Property Size

- * 107 sqm built area
- * 78 sqm usable living area
- * 30 sqm underground private parking space

Layout

The apartment welcomes you with a spacious entrance hall leading to a separate fully equipped kitchen with adjoining utility room and a bright, generous living-dining room with direct access to a covered terrace overlooking open views.

The master bedroom features an ensuite bathroom and direct access to the terrace, while the second bedroom is served by a separate full bathroom, offering comfort and privacy for both residents and guests.

One of the property's most distinctive features is its THERMOFLOC thermal and acoustic insulation system, providing excellent energy efficiency and a comfortable indoor environment throughout the year.

Thanks to its dual east-west orientation, the apartment enjoys abundant natural light, excellent cross ventilation and the perfect balance of sunshine and shade throughout the day.

Features

- * Ducted hot and cold air conditioning
- * Double-glazed Climalit windows
- * Roller shutters
- * Retractable awnings on the terrace
- * White lacquered interior doors and fitted wardrobes
- * Built-in wardrobes

Property Expenses

- * Community fees: €89/month
- * IBI (2025): €493/year
- * Rubbish collection tax (2026): €166/year

This is a property that successfully combines generous living spaces, quality construction, an exceptional location and first-class communal facilities, offering the perfect opportunity to enjoy the Mediterranean lifestyle in one of Dénia's most sought-after residential areas.

General

- Built Area: 107m²
- Floors: 1
- Bedrooms: 2
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 2006
- Condition: excellent
- Mountain View
- Open views
- km. to the sea: 0,6
- km. to the city center: 1,5
- km. to the supermarket: 0,6
- Orientation: east
- Urbanization fees (monthly): 89
- Property Tax (€/year): 493

Outdoor

-  Pool
-  Shared garden
-  Padel court
-  Elevator
-  Parking space
-  Covered terrace

Indoor

-  Laundry Room
-  Air Conditioner

Additional

-  Concierge
-  Internet
-  Alarm
-  Security door
-  Furnished