Ground floor apartment with direct access to the gardens just 350 metres from the beach

Alicante, Denia

78 m² Built Area | 1 Living Room | 2 Bedrooms | 1 Bathroom

€ 229,000

ID1/0892

Description

Built in 1980 on an impressive 22,000 sqm plot, La Felicidad is one of the most iconic residential communities in Las Marinas. Its charming architecture recalls the traditional Mediterranean beach houses of decades past, evoking the relaxed atmosphere of summer holidays by the sea, where gardens, outdoor living and proximity to the beach were the true luxuries.

More than forty years later, La Felicidad continues to be one of Dénia's most appreciated residential developments. Its low-density layout, generous green spaces and solid construction quality demonstrate why homes from this era remain highly sought after. With only minor cosmetic updates, they adapt perfectly to today's lifestyle while preserving their timeless Mediterranean character.

The community offers excellent communal facilities for all ages, including a large swimming pool, children's playground, mini golf area and beautifully maintained landscaped gardens.

The property for sale is a southeast-facing ground floor apartment with direct access to the communal gardens, a highly desirable feature for those seeking easy outdoor living and a seamless connection between indoor and outdoor spaces.

Property Size
* 78 sqm built area
* 69 sqm usable living area

Layout
The apartment comprises two bedrooms, a spacious bathroom, an open living and dining area, a semi-open kitchen and a pleasant terrace that extends the living space outdoors.

Its southeast orientation ensures abundant natural light throughout much of the day.

While retaining some original architectural features, the apartment is very well maintained and ready to move into without the need for renovation. The furniture is included in the sale price.

Features
* Air conditioning in the living room
* Air conditioning in the master bedroom
* Semi-open kitchen
* Furniture included

Residents also benefit from unallocated communal parking spaces within the gated community.

Property Expenses
* IBI (2025): €289/year
* Rubbish collection tax (2026): €166/year
* Community fees: €90/month

Distances
* Beach: 350 metres
* Supermarket: 1.5 km
* Dénia town centre: 3.8 km

A wonderful opportunity for anyone looking for a holiday home or permanent residence close to the sea, within one of Dénia's most charming and established residential communities, where the authentic

Mediterranean lifestyle is still very much alive.

General

- Built Area: 78m²
- Floors: 1
- Bedrooms: 2
- Bathrooms: 1
- Living rooms: 1
- Year of construction: 1980
- Condition: good
- km. to the sea: 0,35
- km. to the city center: 3,8
- km. to the supermarket: 1,5
- Orientation: south-east
- Urbanization fees (monthly): 90
- Property Tax (€/year): 289

Outdoor

- Pool
- Shared garden
- Tennis court
- Parking space
- Terrace

Indoor

- Air Conditioner

Additional

- Internet
- Furnished