Ground floor apartment in Florida Sol: Mediterranean tranquillity between Montgó and Las Rotas

Alicante, Denia

Sold

52 m² Built Area | 1 Living Room | 1 Bedroom | 1 Bathroom

Price on request

ID1/0896









Description

The Florida Sol residential community was built in 1991 on an extensive plot of more than 10,000 sqm, in the exclusive residential area of Florida, a peaceful setting of villas and detached homes located between Montgó and Las Rotas.

One of the development's greatest attractions is its exceptional tranquillity and the generous size of its outdoor spaces. Its beautifully maintained communal gardens feature two large swimming pools harmoniously integrated into the surrounding landscape, creating a particularly pleasant Mediterranean environment to enjoy throughout the year.

The development also benefits from privileged views of Montgó and, from some of the properties, even the sea can be seen on the horizon.

The residential community comprises just 65 properties, distributed over two levels: ground-floor homes with direct access to the landscaped areas and upper-floor, penthouse-style properties with spacious terraces.

The property we are pleased to present is an attractive ground-floor apartment with an east-facing orientation, a particularly appealing feature for those who enjoy the morning sun while benefiting from a cooler environment during the hottest hours of the summer months.

Its 43 sqm are thoughtfully distributed to make the most of the available space and include a spacious bedroom, a bathroom, a living room with a fireplace and a semi-open kitchen.

Outside, an approximately 9 sqm covered terrace, enclosed with double glazing, provides additional living space that can be enjoyed throughout the year. This area also offers interesting possibilities for reconfiguration, as it could be incorporated into the living room to create an even more spacious and bright living area.

The apartment retains several original features that add character to properties from this period, including exposed beams, wooden windows and shutters, and a wood-burning fireplace.

Despite retaining these original elements, the property is in good condition, allowing it to be enjoyed immediately without the need for renovation. At the same time, it represents an excellent opportunity for buyers wishing to update certain features and adapt the home to a more contemporary style.

The furniture is included in the sale price.

Parking spaces available within the residential community
Energy Performance Certificate: E

Property Expenses

- IBI (2026): €205.97/year
- Rubbish collection tax (2025): €174.54/year
- Community fees: €208/quarter

Distances

- Supermarket: 3 km
- Marqués de Campo: 3 km

- Las Rotas Beach: 1.5 km

An ideal property as a second home for those seeking the tranquillity of an established residential community, extensive green areas and swimming pools, while remaining close to both the sea and Dénia town centre.

It also represents an attractive opportunity for buyers looking for a home with authentic Mediterranean character, ready to enjoy from day one and offering potential for future updates to suit contemporary tastes.

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

General

- Built Area: 52m²
- Floors: 1
- Bedrooms: 1
- Bathrooms: 1
- Living rooms: 1
- Year of construction: 1991
- Condition: good
- km. to the sea: 1,5
- km. to the city center: 3
- km. to the supermarket: 3
- Orientation: east
- Urbanization fees (monthly): 70
- Property Tax (€/year): 206

Outdoor

- Pool
- Shared garden
- Parking space
- Covered terrace

Indoor

- Air Conditioner
- Fireplace

Additional

- Furnished