Apartment in a prime location between the town centre and Las Rotas

Alicante, Denia

Reserved

€ 350,000

101 m² Built Area 1 Living Room 2 Bedrooms 2 Bathrooms

ID1/0898









Description

Located in a strategic position between Dénia town centre and Las Rotas, La Pata residential complex has established itself since its construction in 1999 as one of the most reliable and well-established residential developments in one of Dénia's most sought-after areas.

Living in La Pata means enjoying one of the greatest advantages of this part of Dénia: being able to walk almost everywhere. Dénia's two yacht clubs are just a few minutes away in one direction, while three major supermarkets are located in the other. The sandy beach of La Marineta Cassiana is just a three-minute walk away, with pharmacies, restaurants, shops and other everyday amenities also close by.

The area is completely flat and easy to navigate on foot, allowing you to enjoy the proximity to the town centre and the sea without giving up the peace and comfort of an established residential neighbourhood.

The apartment offers 101 m² of built area, is located on the first floor and enjoys a southwest orientation with pleasant side views towards the Montgó.

It is in excellent condition, reflecting both the quality of its original construction and the exceptional care given to it by its only owners. The property has never been rented and has always been used exclusively as a private home, something that is clearly reflected in its overall condition.

The en-suite bathroom belonging to the master bedroom has also been recently renovated.

The property includes an underground parking space of 14.28 m² and a 4.20 m² storage room. The storage room is a particularly rare feature within the development, as only three storage rooms were ever built in the entire residential complex.

The apartment offers a spacious, comfortable and fully exterior layout. It features a separate kitchen with a utility area, equipped with both a washing machine and tumble dryer, together with a generous living-dining room opening directly onto a pleasant 10 m² covered terrace.

The master bedroom has an en-suite bathroom, while the second double bedroom has its own separate full bathroom.

All rooms are exterior-facing and benefit from double-glazed Climalit windows, security mechanisms, mosquito screens and shutters.

Particular attention has been paid to the interior of the property. The apartment is furnished with high-quality furniture imported from Germany, sourced from renowned manufacturers specialising in furniture production.

Features include:
*Split air conditioning, hot and cold
*Marble flooring
*Built-in wardrobes
*Additional acoustic insulation in the living room

Property costs
Community fees: €124/month
IBI property tax (2026): €406/year
Waste collection tax (2026): €168/year

A property combining generous proportions, excellent construction quality, an exceptional location and an outstanding state of preservation, within an established residential complex and just minutes on foot from the sea, yacht clubs, supermarkets and all everyday amenities.

General

- Built Area: 101m²
- Floors: 1
- Bedrooms: 2
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 1999
- Condition: good
- Mountain View
- km. to the sea: 0,4
- km. to the city center: 0,7
- km. to the supermarket: 0,15
- Orientation: south-west
- Urbanization fees (monthly): 124
- Property Tax (€/year): 406

Outdoor

- Elevator
- Parking space
- Storage room
- Covered terrace

Indoor

- Laundry Room
- Air Conditioner
- Heating

Additional

- Internet
- Alarm
- Security door
- Furnished