







## 2 soveværelse Lejlighed til salg i Elx/Elche, Alicante



105.000€



This charming top-floor apartment is located in Elche, just a short walk from some of the city's most iconic landmarks and everyday conveniences. Situated on the last floor of the building without an elevator, the property offers a quiet living environment and plenty of natural light. With a total area of 48 m<sup>2</sup>, the apartment is well distributed and features two comfortable bedrooms and one bathroom, making it ideal for couples, small families, or professionals. The property also includes a separate kitchen and a cozy living room, creating a practical and functional layout for everyday living. Both balconies have been enclosed, providing additional interior space and extend the living areas. The property has seen several improvements over the years, including the installation of modern laminate flooring throughout the apartment, updated kitchen fittings, and replaced windows that improve comfort and energy efficiency. One of the main advantages of this apartment is its excellent location. It is only a few meters from the Basilica of Santa María and Avenida de la Libertad, two of the most central and vibrant areas of Elche. Daily amenities, shops, cafés, and services are all within easy walking distance, while a bus stop is conveniently located directly in front of the building, providing easy connections across the city. The property is also located close to the University of Elche, which makes it a particularly attractive investment opportunity. The apartment has previously been rented to professionals working at the university, demonstrating its strong rental potential and demand in the area. Whether you are looking for a smart investment property with proven rental history or a comfortable home to live in year-round, this apartment represents an excellent opportunity. Elche is one of the most desirable cities in the province of Alicante, known for its rich history, beautiful palm groves, and vibrant local culture. The city is also very well connected, located only a few minutes by car from Alicante city and Alicante-Elche Airport, making travel and commuting extremely convenient.

-  2 soveværelser
-  Utility room
-  Storage

-  1 badeværelse
-  Solarium
-  Fully furnished

-  48m<sup>2</sup> Byg størrelse
-  Laminate flooring