









## 3 Schlafzimmer Duplex zu verkaufen in Playa Flamenca, Alicante

249.000€



Serena III – Playa Flamenca – Well-Maintained Quad with 3 Bedrooms, 2 Bathrooms and Spacious Outdoor Areas  
 Welcome to an attractive and well-maintained quad property in the popular Serena III, Playa Flamenca. The home enjoys a bright southeast-facing position, generous outdoor spaces, and access to a lovely communal pool area. This is the perfect property for those looking for a holiday home or a permanent residence in one of Costa Blanca's most sought-after areas.  
 Location – Central and Highly Desirable. The property is located in a highly established area of Playa Flamenca, in the southern part of Costa Blanca – often considered one of the most attractive areas in the region. Here you can enjoy peaceful surroundings while still being close to everything: walking distance to shops, restaurants, and cafés. Close to several beautiful sandy beaches such as Playa Flamenca, Punta Prima, La Zenia, and Cabo Roig. Approx 6 km to Torrevieja town centre. Near the popular Saturday market and Zenia Boulevard shopping centre with around 150 shops. 6 golf courses within a 15-minute drive. The area offers a perfect combination of beach life, amenities, and leisure activities.  
 The Property: The property has a built area of approx 87 m<sup>2</sup> and is presented in very good condition.  
 Ground floor: Glazed terrace, bright living room with open-plan kitchen, modern kitchen with access to utility/storage room and stairs to the upper floor, 2 spacious bedrooms with fitted wardrobes, 1 bathroom.  
 First floor: 1 large bedroom, 1 bathroom, access to a lovely terrace overlooking the communal pool area.  
 Outdoor Areas: The property is situated on a corner plot and offers: tiled garden with plants, 2 practical storage rooms, several outdoor seating areas with excellent sun conditions, terrace with views of the pool area. Perfect for enjoying the Mediterranean climate all year round.  
 Communal Area: The urbanisation features a well-maintained communal swimming pool area.  
 Financial Information: Price: €249,000 + costs. When purchasing a resale property in this region, approximately 10% transfer tax (ITP) must be expected (from June 1st: 9%). In addition, there are variable costs such as: Notary fees, Land Registry fees, New utility contracts (water and electricity), Possible administrative costs. These are normally estimated at approx €2,000 – €4,000, depending on the property.  
 Annual Costs: Property tax (IBI): approx €130 per year. Community fees: €400 per year.  
 Key Information: Built area: approx 87 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 2 outdoor terraces, furnished, white goods.

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|  3 Schlafzimmer |  2 Badezimmer |  87m <sup>2</sup> Baugröße |
|  Communal Pool  |  Garden       |  Double Bedrooms: 2        |
|  Patio          |  Furnished    |   |