







## 2 Cuarto Adosado en venta en Orihuela Costa, Alicante




205.000€



Discover this charming duplex located in the highly sought-after area of Lomas de Cabo Roig, in Orihuela Costa — a privileged location perfect for enjoying the Mediterranean lifestyle all year round. The property offers a built area of 80 m<sup>2</sup> and sits on a 100 m<sup>2</sup> plot, providing the perfect balance between indoor comfort and outdoor space. It features 2 spacious double bedrooms and 2 full bathrooms, and is presented in excellent condition, ready to move into. Its southwest orientation ensures abundant natural light throughout the day, creating a bright and welcoming atmosphere in every room. The fully equipped American-style kitchen integrates seamlessly with the living area, offering both functionality and a modern open-plan design. Outside, you can enjoy a 5 m<sup>2</sup> private terrace and access to a beautiful communal swimming pool surrounded by lush landscaped gardens, ideal for relaxing and enjoying the sunshine. The property also includes private parking and 2 storage rooms, adding valuable convenience and extra space. As an added bonus, the sale includes a small beach-friendly car, perfect for getting around comfortably and reaching the coast. The location is unbeatable: just 3 km from the Mediterranean Sea and well connected by nearby public transport. Within minutes you will find shopping centres, schools, and all essential services. The prestigious golf courses of Campoamor and Las Ramblas are also just a short drive away, making it ideal for golf lovers. Additional details: \* Community fees: €500 / year \* Local property tax (I B I): €370 / year \* Electric water heater \* Electric heating \* Open and unobstructed views. Well maintained and ready to move into, this property is ideal as a permanent residence, holiday home, or investment opportunity. Don't miss this unique chance to enjoy a cozy home in one of the most desirable areas of the Costa Blanca.

-  2 dormitorios
-  Near Commercial Center
-  Pool

-  2 baños
-  Fitted wardrobes
-  Solarium

-  80m<sup>2</sup> Tamaño de construcción
-  Furnished
-  Terrace