





## 2 chambre Appartement à vendre dans Orihuela Costa, Alicante

185.000€

Welcome to the sought-after area of ZeniaMar! Here you will find this fantastic ground floor apartment in ZeniaMar IV, only a few minutes from the wonderful communal pool and garden area. Sunny and spacious terrace. The property has a generous terrace that is bathed in sunshine throughout the day and offers plenty of space for several sun loungers, an outdoor dining table, chairs and a barbecue area. Perfect for long, relaxing days and cozy evenings! Bright and cozy interior. As you enter, you are greeted by a bright and spacious glazed terrace that leads on to an open plan living and dining room. From here you can reach a handy breakfast bar and a well-equipped gallery-style kitchen with separate storage room, complete with washing machine and dryer. Two bedrooms and two bathrooms. Master bedroom: Spacious with views to the terrace, fitted wardrobes and an en-suite bathroom. Second bedroom: Located on the other side of the living room, also with views to the terrace and fitted wardrobes. Bathroom: Another bathroom with shower in the corridor. Perfect location and well-kept condition. The property is in very good condition and is sold fully furnished – ready to move in! ZeniaMar is a popular and attractive residential area close to everything you need: Restaurants and bars: ZeniaMar Commercial Center is just a 5-minute walk away. Also close by are La Florida and Horizonte with more choices. Beaches: Playa Flamenca and La Zenia with its fantastic beaches can be reached in just over 5 minutes by car. Shopping: The well-known Zenia Boulevard shopping center is also just 5 minutes away. Year of construction: approx 2005. Construction area: approx 75 m<sup>2</sup>. Terrace: approx 44 m<sup>2</sup>. Distance to the sea: about 10-15 min. Community fee: approx 480 €/year. Local rates: approx 170 €/year. Refuse collection: approx 70 €/year. Fixed fee water/sewage/: approx 125 €/quarter. Fixed charge for electricity: approx €30/month (varies between companies). The above amounts are given for information purposes only. The property is sold in its existing condition.

 2 chambres  
 Patio

 2 salles de bains  
 Furnished

 Open Terrace/Patio