

## 2 chambre Appartement à vendre dans Orihuela, Alicante

395.000€



Welcome to a bright and modern 88 m<sup>2</sup> apartment in the popular Las Colinas Golf – an area known for its beautiful surroundings, peaceful atmosphere, and well-maintained environment. Here you live in a well-designed home with thoughtfully planned spaces and wonderful natural light that creates a welcoming feeling from the moment you step inside. The open-plan layout between the kitchen and living room offers a spacious and social area where it's easy to cook, relax, and spend time together. The kitchen is modern and practical, and the living room provides plenty of space for both a dining area and a comfortable sofa corner. From here, you have direct access to the generous balcony, which feels like a natural extension of the home. It's the perfect spot for breakfast in the morning sun, dinners with friends, or a quiet moment with a book. The apartment offers two bedrooms and two bathrooms. The master bedroom is spacious and features an en-suite bathroom as well as direct access to the balcony, adding extra comfort. The second bedroom is ideal as a guest room, office, or for family and friends. The property also includes a private garage space and a storage room for added convenience. The well-maintained community offers a shared swimming pool with sun loungers – a wonderful place to cool off on warm days or simply relax in the sun. The location is excellent, right next to the golf course at Las Colinas. Within a short drive, you will find restaurants, cafés, and supermarkets. A little further away, you can enjoy shopping at La Zenia Boulevard as well as several beautiful Mediterranean beaches. This is a comfortable and easy-to-maintain home in a peaceful setting, yet close to everything you need. Floor: 1 out of 4 SUMA/IBI (property tax): 451,77 € per year COMUNIDAD (Association fee) : 237,89 € per month

-  2 chambres
-  Electricity
-  Balcony
-  Garage
-  Furnished

-  2 salles de bains
-  Terrace
-  Laundry
-  Lift

-  Piscine
-  Heating
-  Storage room
-  Air conditioner



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