

## 2 chambre Appartement à vendre dans Denia, Alicante

329.000€

This modern apartment located in the beautiful town of Dénia, on the renowned Costa Blanca, represents an exceptional opportunity for both those seeking a home close to the sea and those looking to make a high-yield investment. The property, situated on the third floor of a contemporary four-story building constructed in 2025, offers a set of features that combine current design, functionality, and comfort. With a usable area of 58 m<sup>2</sup> and a constructed area of 81 m<sup>2</sup>, the apartment boasts two bright bedrooms, two full bathrooms, a spacious living room that seamlessly integrates with a modern open-plan kitchen, and a 6.84 m<sup>2</sup> terrace that allows enjoyment of the Mediterranean climate and pleasant views surrounding the area. The interior layout has been designed to optimize space and natural light entry, using high-quality materials that ensure a comfortable and durable living experience throughout the year. The location of the property is one of its greatest attractions, as it is very close to the beach, the marina, shops, supermarkets, pharmacies, leisure centers, and a wide array of restaurants, allowing for full enjoyment of coastal life without sacrificing essential services. In addition to the advantages of the apartment itself, residents have access to a complete range of communal areas designed for well-being and daily enjoyment, including an extensive pool complex that integrates areas for adults and children, as well as a jacuzzi for relaxation; large green areas and well-maintained gardens; spaces designated for rest and socializing; a fully equipped indoor gym that allows for maintaining an active lifestyle without leaving the residential area; a social club intended for meetings or community activities; a multifunctional room that can be adapted to various needs; a storage room that complements the functionality of the home; and communal parking that enhances residents' convenience. Moreover, the annual expenses associated with the property are kept at reasonable levels, with an approximate IBI of 450 euros per year, a waste disposal fee of 120 euros annually, and a community cost of around 1,200 euros, making this home a balanced option in terms of quality-price ratio. All of these features, combined with proximity to the sea and the characteristic natural environment of Dénia, make this apartment an ideal choice for both permanent living and for vacation or tourist rental, providing a relaxed lifestyle while also being a solid investment in one of the most valued areas of the

 2 chambres

 2 salles de bains

 81m<sup>2</sup> Taille de construction