

## 2 soverom Leilighet til salgs i Orihuela Costa, Alicante

380.000€

Key-ready ground-floor apartment in Flamenca Sun – only 500 metres from the beach Welcome to a beautiful and move-in-ready ground-floor apartment in the exclusive residential project Flamenca Sun, Block 1. This is a rare opportunity to secure a modern, high-quality home in one of the best locations in Playa Flamenca – just a five-minute walk from the beach and close to La Zenia Boulevard, the Saturday market, and every service the area offers. The apartment features a well-designed layout of 77.7 m<sup>2</sup> with two bedrooms and two elegant bathrooms. The master bedroom includes large built-in wardrobes, a private bathroom, and direct access to the terrace overlooking the pool area. The second bedroom is also bright and spacious with excellent storage. Both bathrooms are styled with modern, high-quality shower solutions. Inside, you are welcomed by a stylish kitchen with fully integrated appliances, generous workspace and a practical breakfast bar ideal for both meals and social gatherings. The living room extends seamlessly from the kitchen and is tastefully furnished, with large windows and direct access to a spacious terrace with views of the pool and green areas. For added comfort, the terrace is equipped with electric screens. The apartment also offers a pleasant entrance hall with wardrobe – a feature many new-builds lack – as well as a dedicated laundry room with washing machine and storage. What truly sets this home apart is the terraces on both sides of the property. With a private terrace at the entrance and a larger one facing the pool, you can enjoy sun or shade throughout the entire day according to your preference. The southwest orientation ensures excellent afternoon sun. Additional features include central air-conditioning (hot and cold), an underground parking space, and a private storage room conveniently located just behind the parking. Flamenca Sun is set to become one of the most attractive developments in the area, offering four large swimming pools, lush communal gardens, a children's play area, bicycle parking, and several peaceful zones with parasols where you can relax during the warm summer months. The entire project is constructed using modern building standards with energy-efficient solutions, solid structures, and excellent thermo-acoustic properties. Playa Flamenca is a vibrant area all year round, with everything you need close at hand. The popular beaches of Playa Flamenca, La Zenia, Cabo Roig and Campeador

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|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  2 soverom     |  2 bad         |  77m <sup>2</sup> Bygg størrelse |
|  Svømmebasseng |  Garage        |  Parking                         |
|  Terrace       |  Solarium      |  Balcony                         |
|  Elevator      |  Storeroom     |  Community Pool                  |
|  Furniture     |  Light         |  Water                           |
|  Laundry room  |  Appliances    |  Air-Conditioning                |
|  T. V.         |  Security Door |  Residencial Complex             |