


## 2 bedroom Apartment for sale in Denia, Alicante

319,000€

This elegant residence situated in the cherished city of Dénia, in the heart of the Costa Blanca, constitutes an outstanding real estate proposal for those looking to enjoy a privileged maritime environment or seek a secure investment in a high-demand area. The property, located on the third floor of a modern four-story building completed in 2025, combines contemporary architecture with a high standard of quality, offering a residential experience designed for comfort and daily functionality. With 57 m<sup>2</sup> of usable space and a total of 62 m<sup>2</sup> built, the home features two bright bedrooms, two fully equipped bathrooms, a spacious living area that harmoniously integrates with a contemporary open-plan kitchen, and a 6.84 m<sup>2</sup> terrace that invites you to enjoy the Mediterranean climate and the relaxed atmosphere characteristic of this coastal town. The interiors have been conceived to guarantee spaciousness, fluidity, and brightness, using high-quality materials that provide durability and aesthetics. Its strategic location—very close to the beach, the marina, shops, supermarkets, essential services, and a varied gastronomic offer—allows for taking full advantage of everything Dénia has to offer without the need for long commutes. Additionally, there is a comprehensive set of communal facilities that enhance the value of the residence, including a large pool complex with bathing areas for different ages and a relaxing jacuzzi, extensive meticulously maintained garden areas, spaces for relaxation and socializing, an indoor gym equipped for daily sports activities, a social club for gatherings or events, a multifunctional room adaptable to different needs, a storage room that provides additional storage capacity, and community parking that facilitates resident comfort. The costs associated with the property remain within a balanced structure, with an approximate IBI of 450 euros per year, a waste fee of around 120 euros annually, and community costs of approximately 1,200 euros. This combination of attributes makes this property a highly attractive choice for those looking to establish themselves permanently in an exceptional Mediterranean environment or for those wishing to acquire a real estate asset with excellent rental potential, offering an impeccable blend of quality, location, and lifestyle.

 2 bedrooms

 2 bathrooms

 62m<sup>2</sup> Build size