



## 5 sovrum Duplex till salu i Benijófar, Alicante

260.000€

This fantastic townhouse is situated on a corner plot in a peaceful and highly sought-after area of Benijófar, just a few minutes' walk from the town center, shops, bars, schools, shopping centers, sports facilities, and parks. The property boasts a total of 5 bedrooms and 3 bathrooms. On the main floor, there is a bathroom, an open-plan kitchen, and a spacious living-dining room with direct access to a beautiful glazed terrace. There are no bedrooms on this floor. The upper floor features 2 bedrooms and 1 bathroom, including the master bedroom, which has direct access to a large glazed terrace offering lovely views of the pool, mountains, and surroundings. The semi-basement houses 2 additional bedrooms and 1 bathroom, accessible from inside the house or through an independent entrance from the rear patio, making it ideal for guests or as a separate apartment. The entrance to this level, via the rear patio, is almost at ground level with very few steps, making it suitable for people with reduced mobility. Additionally, this floor includes a laundry area and storage room. The house features a spacious south-facing front terrace, perfect for enjoying the sun all day, as well as a private rear patio with direct access to the communal pool. It also includes a small private garden and two glazed terraces with open views of the pool, mountains, and surroundings. Extras include 4 nearly new air conditioning units, a fully equipped kitchen with a refrigerator and an additional freezer, and the south orientation ensures excellent natural light throughout the day. The property is sold unfurnished, although there is the possibility to negotiate the inclusion of some furniture for a small additional cost. Annual expenses are very reasonable: IBI is €318 per year, and the community fee is €400 per year. An ideal opportunity as a permanent residence, holiday home, or investment. Don't miss out on this excellent property in an unbeatable location.

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|------------------------|--------------------|--------------------------------|
| 5 sovrum               | 3 badrum           | 165m <sup>2</sup> Bygg storlek |
| Simbassäng             | Fitted wardrobes   | Mountain view                  |
| Terraza                | Electrodomesticos  | Urbanización                   |
| Communal swimming pool | Glazed terrace     | Built-in wardrobes             |
| A/C                    | Unfurnished        | Pool Views                     |
| Storage                | Private Terrace    | Urbanisation                   |
| Open kitchen           | Built in wardrobes | Tiled garden                   |
| Refrigerator           | Jardín             | A/A                            |