

## 3 sovrum Lägenhet till salu i Denia, Alicante

385.000€

This charming ground-floor apartment is in an unbeatable location in Dénia, just a few minutes' walk from Las Rotas, the marina, and the town center. Living here means having everything within easy reach, with the convenience of being able to stroll to the beach, enjoy the maritime atmosphere, or lose yourself in the lively streets of the town center, without having to use a car. The home offers a warm and functional atmosphere, with a living room dominated by a fireplace that gives it a cozy touch, next to a semi-open kitchen that provides spaciousness and connection between the spaces. It has three bedrooms with built-in wardrobes and two bathrooms, designed for the daily life of a family or for those looking for a spacious place to entertain friends and enjoy Mediterranean life. It also has a glass-enclosed terrace that adds a very versatile extra corner and an open terrace, perfect for having breakfast al fresco or relaxing at the end of the day. Air conditioning guarantees comfort year-round. The property is in good overall condition, although it could use a light renovation to adapt it to the personal taste of its future owners and make the most of every corner. Dénia is much more than a coastal city. It is a place steeped in history, with its castle dominating the landscape, a port with direct connections to Ibiza and Formentera, and a wide range of cuisines that have earned it recognition by UNESCO as a Creative City of Gastronomy. In addition to its endless fine sandy beaches, the rocky coves of Las Rotas are ideal for lovers of diving and seaside walks. All this makes this property not only a home, but a gateway to the most authentic Mediterranean lifestyle.

-  3 sovrum
-  Air conditioning
-  Electricity
-  Roller Shutters
-  Stove

-  2 badrum
-  Built-in cabinets
-  Glazed terrace
-  sewerage
-  Terrace

-  87m<sup>2</sup> Bygg storlek
-  Double glass
-  Patio
-  Storage
-  water