

## 1 sovrum Lägenhet till salu i Torrevieja, Alicante

159.900€



A rare opportunity to purchase a fully renovated apartment on the front line of the sea in one of the most sought-after areas of Torrevieja. The Miramar XII complex is located in Cabo Cervera, a quiet residential area with direct access to the sea that combines tranquillity with proximity to all necessary amenities. The main advantage of this apartment is its unique location. The sea is just 10 metres away, the sandy beach around 50 metres. These are not side or partial views, but full frontal views of the Mediterranean Sea directly from the living room. The south-facing orientation of the apartment ensures maximum sunlight throughout the day: mornings are bright and warm, and evenings offer the chance to watch the sun paint the sea surface in golden hues. Such apartments rarely come up in this complex, as most are oriented towards the interior or have only partial views. A south-facing aspect with direct sea views is exactly what buyers are looking for and what is valued in the rental market. The Cabo Cervera area enjoys steady demand both from buyers seeking permanent seaside living and from investors focused on tourist rentals. It is quiet here, with no noisy bars or nightclubs, yet supermarkets, pharmacies, restaurants and public transport stops are all within walking distance. The centre of Torrevieja can be reached in just a few minutes by car or by using public transport. The apartment has undergone a complete renovation with replacement of all utilities and finishing materials. This is not a cosmetic update or a budget refurbishment for letting purposes — it is a thorough reconstruction, done properly and built to last. One need only look at the photographs to appreciate the level of workmanship: quality tiles, solid plumbing, well-considered details. Everything has been done solidly, using materials that will not need replacing after a couple of seasons. The air conditioning system has been completely replaced — a new LG air conditioner with inverter control has been installed, providing comfortable temperatures both in summer heat and during the cooler winter months. The kitchen is fully equipped: new furniture has been installed, the worktop is made of stone, the stainless steel sink is undermounted, and the tap is modern and chrome-plated. Next to the sink there is a draining area. Kitchen sockets are installed for connecting appliances — everything has been thought through. The bathroom has been completely refurbished and looks like something from a premium new build development. The walls and

 1 sovrum

 1 badrum

 32m<sup>2</sup> Bygg storlek