















## 3 sovrum Duplex till salu i Playa Flamenca, Alicante

249.000€



Serena III – Playa Flamenca – Well-Maintained Quad with 3 Bedrooms, 2 Bathrooms and Spacious Outdoor Areas  
 Welcome to an attractive and well-maintained quad property in the popular Serena III, Playa Flamenca. The home enjoys a bright southeast-facing position, generous outdoor spaces, and access to a lovely communal pool area. This is the perfect property for those looking for a holiday home or a permanent residence in one of Costa Blanca's most sought-after areas. Location – Central and Highly Desirable The property is located in a desirable and established area of Playa Flamenca, in the southern part of Costa Blanca – often considered one of the most attractive areas in the region. Here you can enjoy peaceful surroundings while still being close to everything: ✓ Walking distance to shops, restaurants, and cafés ✓ Close to several beautiful sandy beaches such as Playa Flamenca, Punta Prima, La Zenia, and Cabo Roig ✓ Approx. 6 km to Torrevieja town centre ✓ Near the popular Saturday market and Zenia Boulevard shopping centre with around 150 shops ✓ 6 golf courses within a 15-minute drive The area offers a perfect combination of beach life, amenities, and leisure activities. The Property The property has a built area of approx. 87 m<sup>2</sup> and is presented in very good condition. Ground floor: Glazed terrace Bright living room with open-plan kitchen Modern kitchen with access to utility/storage room and stairs to the upper floor 2 spacious bedrooms with fitted wardrobes 1 bathroom First floor: 1 large bedroom 1 bathroom Access to a lovely terrace overlooking the communal pool area Outdoor Areas The property is situated on a corner plot and offers: Tiled garden with plants 2 practical storage rooms Several outdoor seating areas with excellent sun conditions Terrace with views of the pool area Perfect for enjoying the Mediterranean climate all year round. Communal Area The urbanisation features a well-maintained communal swimming pool area. Financial Information Price: €249,000 + costs When purchasing a resale property in this region, approximately 10% transfer tax (ITP) must be expected (from June 1st: 9%). In addition, there are variable costs such as: Notary fees Land Registry fees New utility contracts (water and electricity) Possible administrative costs These are normally estimated at approx. €2,000 – €4,000, depending on the property. Annual Costs Property tax (IBI): approx. €120 per year Community fees: €400 per year Key Information Built area: approx. 87 m<sup>2</sup> 3 bedrooms 2

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|  3 sovrum      |  2 badrum                   |  87m <sup>2</sup> Bygg storlek |
|  Simbassäng    |  Garden                     |  Solarium                      |
|  Veranda       |  Sea view                   |  Near bus route                |
|  Laundry room  |  Aircondition, Split system |  Pool, Communal                |
|  Gated complex |  Fully furnished            |   |