

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

270.000€

We present this charming quad property with independent street access, ideal for those seeking outdoor space, comfort, and an excellent location.

Upon entering, you are welcomed by a corner garden of 63 m<sup>2</sup>, easy to maintain and featuring well-established local plants that create a pleasant natural setting. From here, you access a glazed porch, perfect for both winter and summer, with the option to fully open the glass panels.

Inside, you will find a bright east-facing living-dining room, ensuring plenty of natural morning light. The property was originally designed with 3 bedrooms, but the current owners chose to enlarge the dining area for extra space. However, it can easily be converted back into a third bedroom.

The ground floor also includes efficient electric radiators throughout, two air conditioning units, a full bathroom with shower, and a practical storage room under the stairs.

On the first floor, there are two additional bedrooms, a second full bathroom with bathtub, and access to a spacious terrace, ideal for relaxing and enjoying the Mediterranean climate.

The property is sold fully furnished and equipped with appliances (including a new washing machine) and features mosquito screens on the windows for added comfort.



















Additionally, the price includes an underground parking space and a storage room, located just a 4-minute walk from the residential complex.

The community offers a spectacular communal swimming pool surrounded by green areas, perfect for enjoying with family and friends.

Its location is excellent: just a few minutes by car from the beach of Punta Prima and very close to the shopping center La Zenia Boulevard.

An ideal opportunity both as a permanent residence or a holiday home on the Costa Blanca.

Don't miss this opportunity and book your viewing today.

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|  2 sovrum                      |  2 badrum           |  89m <sup>2</sup> Bygg storlek |
|  63m <sup>2</sup> Tomtstorlek  |  Simbassäng         |  Communal Pool                 |
|  Solarium - Private            |  Storage room       |  Terrace                       |
|  Air conditioning              |  White Goods        |  Amenities- car                |
|  Walking Distance to Amenities |  Built-in Wardrobes |  Utility Room                  |
|  Furnished                     |  Closed community   |  Garage                        |