



**Property type :** Apartment

**Location :** Orihuela Costa

**Area :** Playa Flamenca

**Bedrooms :** 2

**Bathrooms :** 2

**Energy certificate :** Pending

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Park

**Parking :** Communal Parking

**Community fees:** 500 € / Year

**Local taxes:** 198 € / Year

**House area :** 80 m<sup>2</sup>

**Terraces area :** 14 m<sup>2</sup>

**Airport :** 45 km

**Beach :** 2 km

**Golf :** 4 km

Airconditioning

Furnished

White goods

Solarium

Terrace

Utility room

Explore this exceptional ground floor apartment spanning 80 m<sup>2</sup>, complete with 2 bedrooms and 2 bathrooms (one of which is en suite), elegantly furnished with high-quality pieces, a sofa bed, marble floors, and double-glazed PVC windows. Set within a secure gated community, this apartment is surrounded by lush gardens, numerous trees, and a sizable communal swimming pool.

Within the confines of the community, parking is readily available. The apartment's tranquil location belies its proximity to essential amenities, all within walking distance, including the expansive La Zenia Boulevard shopping center, Spain's largest, and the vibrant Saturday market.

A mere 300 meters away lies the La Florida shopping center, featuring the Irish pub The Abbey, a variety of restaurants and bars, a small supermarket, and convenient access to bus and taxi services. The strategic location of this apartment makes owning a car unnecessary.

Perfect for permanent residency or as an investment for rental, this apartment is notably 20 m<sup>2</sup> larger than the average property. It boasts a generous dining and living area with a chic, contemporary open-plan kitchen, and a terrace that basks in the morning sunlight, thanks to its eastward orientation.

Seize the chance to view this property and arrange your visit promptly, as it is expected to garner significant interest.

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