



**Art der Immobilie :** Wohnung

**Schwimmbad :** Kommunal

**Hausbereich :** 54 m<sup>2</sup>

**Standort :** Playa Flamenca

**Schlafzimmer :** 2

**Badezimmer :** 1

✓ Voll möbliert

✓ Klimaanlage (kühlen / heizen)

✓ Grill

✓ Balkon

Welcome to this bright and well-maintained apartment in charming Spanish style – located in a sought-after area of Playa Flamenca, with everything you need within walking distance. The apartment offers two good-sized bedrooms with built-in wardrobes and air conditioning, as well as a neat and functional bathroom. The kitchen is bright and welcoming, with access to a practical utility patio where you'll find the washing machine and ample storage space. The living room is spacious and filled with natural light – with access to a lovely southeast-facing terrace, ideal for a café table and enjoying the view of the beautifully maintained communal area with palm trees and a pool. The awning provides pleasant shade on hot summer days. From the terrace, a staircase leads up to the true gem of this apartment – the large private roof terrace! Up there you can enjoy the sun from morning to evening while taking in the breathtaking views of the palm-lined pool area and the sea on the horizon. The roof terrace is equipped with a pergola for shade, a large storage room, and an outdoor shower – perfect for relaxing, sunbathing, and cozy evenings under the open sky. Built in 1998, the property is in excellent condition. It is sold fully furnished with all white goods included and is move-in ready. There is air conditioning in both bedrooms and in the living room – all units with both heating and cooling functions. Additionally, a gas fireplace and electric radiators provide comfort during the cooler months. An added bonus is the installed water filtration system, allowing you to drink directly from the tap. The apartment is also a non-smoking home. The area is peaceful and well-maintained – with a communal swimming pool including a children's pool and green areas, creating a relaxed holiday atmosphere all year round. Communal parking is available within the complex, with convenient access close to the apartment. The location is hard to find better: You're just 450 meters from Lidl Supermarket, with plenty of cafés, bars, and restaurants nearby. The popular beaches of Playa Flamenca (1.6 km) and La Zenia (3 km) are only a few minutes' drive away. The large Zenia Boulevard shopping center (1.4 km) is reachable in under 5 minutes. Several renowned golf courses are within a 10–15 minute drive. You'll also find mini golf and a padel court nearby, so you can enjoy an active holiday without needing to go far. Alicante Airport is about 45 minutes away – easily accessible via the AP7 motorway or N332 coastal road. This is a home filled with sunshine, charm, and functionality – perfect as a holiday retreat, permanent residence, or investment property. Move-in ready – contact us today to schedule a viewing!