



**Property type :** Apartment

**Swimming pool :** No

**House area :** 63 m<sup>2</sup>

**Location :** Los Montesinos

**Plot area :** 167 m<sup>2</sup>

**Bedrooms :** 2

**Bathrooms :** 1

✓ Storage room

✓ Utility room

✓ Not furnished

✓ Barbecue

Charming ground-floor apartment in Los Montesinos, a quiet and easily accessible neighborhood, perfect for permanent living or a holiday on the Costa Blanca. The property offers 63 m<sup>2</sup> of living space and a generous 167 m<sup>2</sup> private plot, which has been transformed into a beautiful garden terrace, ideal for outdoor living. There is a lovely barbecue area with a bar, various seating areas, and lush greenery. Upon entering, you will find an inviting veranda, perfect for breakfast al fresco or relaxing. This veranda is enclosed and therefore usable year-round. Inside, the apartment comprises two bright bedrooms, both with fitted wardrobes, and a recently renovated bathroom. The separate kitchen offers a comfortable and functional space, fully equipped with appliances and with access to a practical utility room used as a laundry room. The apartment is equipped with air conditioning in the living room, ensuring year-round comfort. The current owners have made many improvements to the property, including new flooring, Mediterranean tiles on the walls, a new bathroom, and more. Thanks to its south-facing location, the apartment receives abundant natural light throughout much of the day, creating a warm and inviting atmosphere. It is ready to move into and is offered unfurnished, allowing you to decorate and furnish it entirely to your own taste. The property is part of a well-maintained residential complex with a communal swimming pool, perfect for cooling off during the summer months. It also includes a private shaded parking space, a storage room, and a reinforced security door for added convenience and security. The location is excellent: just 15 minutes from the beaches, 40 minutes from the airport, 3 minutes from leisure areas, shops, and amenities, 10 minutes from golf courses. A property with great potential, exceptional outdoor spaces, and a strategic location, ideal as a primary residence, second home, or investment.