



**In Sun  
Properties Spain**  
since 1999

REF: # 6719

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#### INFO

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|-----------------------|-----------|
| <b>PRICE:</b>         | 155.000 € |
| <b>PROPERTY TYPE:</b> | Townhouse |
| <b>LOCATION:</b>      | ()        |
| <b>BEDROOMS:</b>      | 3         |
| <b>Bathrooms:</b>     | 3         |
| <b>Build:</b>         | 109 (m2)  |
| <b>Plot:</b>          | -         |
| <b>Terrace:</b>       | 55 (m2)   |
| <b>Year:</b>          | 2005      |
| <b>Floor:</b>         | -         |
| <b>Old price</b>      | -         |



#### DESCRIPTION

We are delighted to offer for sale this STUNNING fully reformed 109m2 Townhouse in Urbanisation 'Amapolas VII', PLAYA FLAMENCA. On entering the plot you have a sunny, southwest facing 30m2 garden finished with new tiles. This area offers plenty of space for outdoor furniture, barbecue and dining set, perfect for entertaining family and friends. On entering the house you are immediately struck by the high quality finish of the workmanship, fixtures and furnishings. You have a lovely bright living room with modern chrome finished gas fireplace with chimney, a guest toilet, modern fully equipped kitchen with new white goods, oven, vitro-ceramic hob, sleek extractor and complete with LED lighting. There is also a filter system installed for drinking water. From the Kitchen there is access to a covered patio, fully tiled with a storage room. There has been a new water heater and pipework installed. A marble staircase with feature mirrored balustrade leads to the first floor. Here you will find 2 spacious bedrooms, one with a sunny 10m2 southwest facing terrace and a full modern family bathroom. The top floor boasts a master suite with modern en-suite bathroom with underfloor heating and sunny 15m2 southwest facing terrace. At an additional cost of €6,000 you can purchase the closed Garage providing off street parking. The property is offered for sale part furnished. This is a gated community with lovely community pool and well placed opposite many amenities. Just by the commercial area of La Florida, the popular Norwegian Bar/Restaurant 'La Luna' and 5 minutes walk from the popular 'Abby Tavern'. 10 minutes walk from CDM Sports centre, ideal if you are looking for a place to swim in the winter months and just 15 minutes walk from the popular Saturday Street Market. Playa Flamenca is a small beach resort south of Punta Prima and north of La Zenia. 5 minutes from La Zenia Boulevard - The largest retail and leisure centre in the

Alicante region. The area is well connected by the N332 Coastal road and AP7 Highway and you are approximately 50 minutes from Alicante International and Murcia-Corvera Airport.

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|---|--|--|---|
| <b>STYLE</b> <ul style="list-style-type: none"><li>• Modern</li><li>• Mediterranean</li></ul>   | <b>AIRCONDITIONING</b> <ul style="list-style-type: none"><li>• Livingroom</li><li>• Kitchen</li><li>• Bedrooms</li></ul> | <b>DISTANCE TO :</b> <div>Beach : 3 Km</div> <div>Airport: 50 Km</div> <div>Town center : 500 m</div>  | <b>ORIENTATION</b> <div>South</div>   |
| <b>FURNITURE</b> <ul style="list-style-type: none"><li>• Furnished</li></ul>  | <b>PARKING</b> <div>Garage no Cars : 1</div> <div>Parking no Cars: 1</div>   | <b>TAX</b> <div>Community : 230 €</div> <div>I.B.I : 168 €</div>   | <b>MAIN LIVING AREA</b> <ul style="list-style-type: none"><li>• Storage</li><li>• Bathroom en-suite</li></ul> |
| <b>FLOORING</b> <ul style="list-style-type: none"><li>• Tile floors</li><li>• Stone floors</li></ul>  | <b>KITCHEN</b> <ul style="list-style-type: none"><li>• Equipped kitchen</li></ul>  | <b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Stone walls</li><li>• Private garden</li><li>• Communal Garden</li></ul> | <b>HEATING</b> <ul style="list-style-type: none"><li>• Fireplace gas</li></ul>                                |
| <b>EXTRA</b> <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Reinforced door</li><li>• Double glazed windows</li><li>• Storage room</li><li>• Laundry room</li></ul> |  |  |   |









































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