

## 2 chambre Appartement à vendre dans Torrevieja, Alicante

225.000€

Description Roof terrace apartment a few meter from Punta Prima - Torrevieja. Modern Home with Private Rooftop Terrace in a Prime Location This residential complex consists of 33 apartments and offers a communal pool, jacuzzi, and lush garden areas. The property for sale is located on the top floor and features a private rooftop terrace. Upon entering, you are welcomed by an open-plan kitchen with an adjoining laundry area. The kitchen is separated from the living room by a breakfast bar, creating a social and inviting atmosphere. The living room has direct access to a spacious terrace—perfect for family gatherings and relaxation. From here, you can enjoy stunning views of the communal green areas and the pool. The apartment has two bedrooms: one adjacent to the living room and the other to the left of the hallway. A staircase in the living room leads up to the private rooftop terrace, which offers ample space for relaxation and entertaining. The property includes an open parking space within the complex, as well as access to a bicycle storage area.


















**PROPERTY DETAILS** Total area: 141 m<sup>2</sup>. Living area: 67.66 m<sup>2</sup>. Terrace/Balcony: 13.98 m<sup>2</sup>. Rooftop terrace: 64 m<sup>2</sup> Rooms: 3 (2 bedrooms, 1 bathroom). Orientation: South-facing, with views of the pool and garden. Amenities: Communal pool and jacuzzi

**PRICE** An additional cost of approximately 13% applies, including 10% VAT and the remaining amount covering administrative and legal fees.

**OPERATING COSTS** Community fee: approx. €323/quarter. Property tax (IBI): approx. €203/year. Electricity subscription: approx. €29/month. Water subscription: approx. €36/quarter. Home insurance: approx. €244/year. Garbage collection: approx. €60/year (from 2025). Non-resident income tax: approx. €170/year

**Availability:** Handover upon registration of the title deed.

**SURROUNDINGS** The property is ideally located in Punta Prima, close to Torrevieja and Orihuela Costa. Within walking distance, you will find restaurants, bars, supermarkets, shopping centers, and beautiful beaches. The beach of Punta Prima is just a short stroll away, and within a few minutes by car, you can reach all the beaches of Orihuela Costa. Torrevieja's city center is only a five-minute drive, and the area is also easily accessible by bicycle. Punta Prima's shopping center is less than a 10-minute walk away, with all essential services conveniently nearby. For golf enthusiasts, three renowned 18-hole golf courses—Villamartin, Campeon, and La Rambla—are just a 10-minute

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|  2 chambres                             |  1 salle de bains   |  141m <sup>2</sup> Taille de construction |
|  68m <sup>2</sup> Taille de la parcelle |  Piscine            |  Garden                                   |
|  Safety deposit box                     |  Veranda            |  Near bus route                           |
|  Jacuzzi                                |  Barbeque           |  Laundry room                             |
|  Aircondition, Split system             |  Parking, Uncovered |  Pool, Communal                           |
|  Gated complex                          |  Fully furnished    |  |