







## 2 soverom Annen til salgs i Playa Flamenca, Alicante

225.000€



A lovely example of a San Jose Quad Villa, 2 to 3 bedroom east facing with a larger corner plot than normal, is overlooking the communal swimming pool with beautifully managed gardens and trees. The property is in a secure gated community with off street parking, BBQ area and low maintenance garden laid to tiles. The front terrace has been glazed in to make a fantastic wintergarden area giving extra internal space. The property is ideal for holidays or permanent living. The living room is L shaped and has a log burner for wintertime. The lounge is open plan to the modern American style kitchen, then there is a separate wc / shower room. The stairs to the 1st floor take you to the family walk in shower room and two bedrooms, both have ceiling fans and air conditioning, the master having a sun balcony overlooking the swimming pool. On the top floor is the solarium with a glazed conservatory which could be used as a third bedroom, with views of the sea and surrounding area. Viewings highly recommended don't miss out on this fantastic property. Playa Flamenca is conveniently situated on Spain's southern Costa Blanca, which boasts over 300 days of sunshine per year. Local shopping areas and restaurants abound including Via Park I & II, La Florida, Flamenca Beach commercial centre and the La Zenia Boulevard, all within 5 mins walk of the property. Within these areas you will find all the ingredients for an excellent holiday, including supermarkets, cafes, pubs, restaurants (a wide & varied selection of international cuisine is available), banks, town hall, tourist information office & medical clinics (doctor & dentist). There is an excellent weekly street market, held every Saturday where you can buy just about anything! It claims to be one of the biggest & best on the whole of the Costa Blanca. Approximately 20 mins walk (a few mins by car) from the property are two lovely beaches. A third beach just along the coast at La Zenia offers water sports during high season (jet ski, banana boat & pedaloes). Sport on land is also readily available with bike hire (a local company offers free delivery & collection) & Go Karts. The Go Karts area also has quad bikes. Golfers are spoilt for choice as they have the option of three 18 hole golf courses within 10 mins drive of the villa (Real Campoamar, Villa Martin & Las Ramblas), another superb course (La Finca) is within 20 mins drive and the world famous La Manga golf complex is only 45 mins drive south! For the ladies there are beauty salons and nail treatments available within a 5

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-  2 bad
-  Fitted wardrobes
-  Double glazing
-  Sea view
-  Walking distance to beach
-  Aircondition, Split system