

## 3 soverom Leilighet til salgs i Denia, Alicante

378.000€




This exceptional 5th-floor apartment in the heart of Dénia offers an ideal combination of comfort, style, and convenience, perfectly positioned just meters from the beach, Yacht Club, and essential amenities. The property, accessible by lift, includes an underground parking space and a separate storage room, adding both practicality and ease to city living.

Upon entering, you are welcomed by a spacious hall that leads to a large, light-filled living and dining area with direct access to a terrace. This space flows effortlessly into the fully equipped kitchen, complete with an adjoining gallery. Spanning 186 m<sup>2</sup> of built area with 169 m<sup>2</sup> of usable space, the apartment is thoughtfully designed for both comfort and functionality. It comprises three bedrooms, including a generously sized master suite featuring a luxurious ensuite bathroom.

High-quality finishes elevate the apartments appeal, from the elegant cream marble floors to the double-glazed white aluminium exterior carpentry. Recently renovated, the kitchen and bathrooms offer a modern and refined touch. Climate-controlled through central air conditioning and heating ducts in every room, this east-facing property benefits from abundant natural light throughout the day, ensuring a warm, welcoming atmosphere.

Meticulously maintained and adapted for reduced mobility, this apartment stands out for its spaciousness and excellent condition. Its premium location and high standard of living make it an ideal choice for those seeking a vibrant lifestyle in the heart of Dénia. This apartment truly captures the best of coastal city living, and we highly recommend scheduling a visit.

1 Real Estate, part of the Property Cloud Group, is a leading international estate agent in the Costa Blanca, with over

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|  3 soverom |  2 bad |  186m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> Part furnished   | <input checked="" type="checkbox"/> Private parking                                       | <input checked="" type="checkbox"/> Community Fees (Annual): 900   |
| <input checked="" type="checkbox"/> Local Tax (Annual): 780                                  | <input checked="" type="checkbox"/> Fully Fitted Kitchen                                  | <input checked="" type="checkbox"/> Communal Garage  |
| <input checked="" type="checkbox"/> Separate Kitchen   | <input checked="" type="checkbox"/> Communal Solarium                                     | <input checked="" type="checkbox"/> Storage : internal   |
| <input checked="" type="checkbox"/> Heating  | <input checked="" type="checkbox"/> Washing machine                                       | <input checked="" type="checkbox"/> Dishwashing machine  |
| <input checked="" type="checkbox"/> Air conditioning   | <input checked="" type="checkbox"/> Fitted wardrobes                                      | <input checked="" type="checkbox"/> Lift   |
| <input checked="" type="checkbox"/> Double glazing   | <input checked="" type="checkbox"/> Walking distance to beach                             | <input checked="" type="checkbox"/> WIFI available   |
| <input checked="" type="checkbox"/> Central location   | <input checked="" type="checkbox"/> Oven  | <input checked="" type="checkbox"/> Parking space  |