

## 2 bedroom Apartment for sale in La Oliva, Cádiz

195,000€






This beautifully renovated 2-bedroom, 1-bathroom apartment, located in the highly sought-after Oliva Beach area, offers a perfect blend of modern comforts and beachside living. Just 17 years old, the apartment features hot and cold air conditioning, an electric fireplace with a cosy flame effect, and a newly installed electric water heater. The bathroom includes a luxurious hydromassage shower, while all windows and the entrance door are fitted with quality mosquito nets for added convenience. The interior boasts climalit aluminium carpentry and sleek porcelain flooring, enhancing both style and functionality. The kitchen is equipped with durable Silestone countertops, ideal for both cooking and entertaining. Both bedrooms feature built-in closets and elegant decor, providing ample storage space and a refined aesthetic.

A charming terrace with an awning extends the living space outdoors, offering a perfect spot to relax and enjoy views of the surrounding area. Located just 150 meters from the beach, this apartment is move-in ready, offering the ultimate in convenience and comfort. The nearby bus stop, local restaurants, marina, and pharmacy ensure easy access to everyday needs, while the centre of Oliva town is just 1.5 kilometres away, providing additional amenities.

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At 1 Real Estate, we focus exclusively on properties directly listed with us, allowing us to build strong relationships with our vendors, understand their homes, and have in-depth knowledge of the areas we serve. With our extensive portfolio of properties, we are confident we can find the perfect match for your requirements.

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|---|--|---|
|  2 bedrooms |  1 bathroom |  70m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Part furnished  | <input checked="" type="checkbox"/> Floor level: First floor                                   | <input checked="" type="checkbox"/> Community Fees (Annual): 200  |
| <input checked="" type="checkbox"/> Local Tax (Annual): 350                                   | <input checked="" type="checkbox"/> Fully Fitted Kitchen                                       | <input checked="" type="checkbox"/> Street Parking  |
| <input checked="" type="checkbox"/> Open Plan Kitchen   | <input checked="" type="checkbox"/> Heating  | <input checked="" type="checkbox"/> Air conditioning  |
| <input checked="" type="checkbox"/> Fitted wardrobes  | <input checked="" type="checkbox"/> Phone entry system   | <input checked="" type="checkbox"/> Walking distance to beach   |
| <input checked="" type="checkbox"/> WIFI available  | <input checked="" type="checkbox"/> Ceiling fans   | <input checked="" type="checkbox"/> Accessibility\proximity: Airport 1 hour                                       |
| <input checked="" type="checkbox"/> Accessibility\proximity: Restaurants                      | <input checked="" type="checkbox"/> Accessibility\proximity: City nearby                       | <input checked="" type="checkbox"/> Accessibility\proximity: Mountain   |
| <input checked="" type="checkbox"/> Views: Urban view   | <input checked="" type="checkbox"/> Solar orientation: East                                    | <input checked="" type="checkbox"/> Balcony   |



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