



**H2S3760**

**Apartment in Ondara**

**110,000€**

**1 BEDROOM APARTMENT WITH A SHOP ATTACHED**

**CORNER POSITION. EXCELLENT FOR BUSINESS**

**COMMUNAL GARDENS WITH A SWIMMING POOL**

**NO WORK REQUIRED. SMALL PRIVATE PATIO**

**2 STORE ROOMS, 1 WITH THE SHOP AND 1 EXTERNAL**

**EXCELLENT LOCATION**

**BUILD 120M<sup>2</sup>. IBI 287€ BASURA 100€ PER YEAR**

**COMMUNAL FEES 120€ PER YEAR**

Could this be your new life in the sun? An excellent opportunity to buy an apartment with a shop attached to it. This could be completely independent or as is incorporated with an adjoining door.

1-bedroom, open plan very spacious lounge dining room, kitchen breakfast room, shower room, terrace and communal garden with swimming pool. Shop has a separate entrance and an internal door.

The approach is via a typical Spanish street with plenty of on road parking, centrally located and within walking distance to the towns, supermarkets, bars, restaurants, bull ring and a short drive to the beaches.

Main entrance to the apartment has a few steps and a private entrance not shared with the rest of the building.

Reception hall with a door leading to the shop which can be locked and made separate if you wish to rent this out.

Open plan lounge dining room is a lovely size room with lighting and a couple of steps leading to the kitchen breakfast room.

Kitchen breakfast room with patio doors leading to a small terrace. A range of base and wall units, fitted hob and extractor over, dishwasher, fridge freezer and lighting.

Patio with hot water boiler and a view to the swimming pool.

Bedroom is a generous size with a window, lighting and wardrobes.

Shower room with a walk in shower, W.C, vanity, window and lighting.

The shop has access from the street and access from the apartment. With plenty of windows and commanding a corner position, which is great for advertising. Plenty of light with various windows to both sides.

Cloakroom with a W.C, wash basin and space and plumbing for a washing machine.

Store room, ideal for paddle boards and extra storage. Restricted head room.

Communal gardens are private and enclosed with a freestanding swimming pool and areas for seating and entertaining. Communal fees are only 120€ per year.

Ondara is a very pretty town with all amenities to live all year. Close to beaches, cycle route to Denia, plenty of history and character. Easy town to get to from the AP7 motorway.