



H2S3030

Apartment in Benidorm

54,100€

GROUND FLOOR APARTMENT. 3 BEDROOMS

DISABLED ACCESS WITH WHEELCHAIR RAMPS TO THE BUILDING

COMMUNAL POOL AND GARDENS

PRIVATE TERRACE OVERLOOKING THE POOLS

IN A LOVELY LOCATION NEXT TO THE HOTEL PALM BEACH

WALKING DISTANCE TO SHOPS, BARS, RESTAURANTS

WALKING DISTANCE TO THE BEACH AND MAIN NIGHT LIFE

SECURE GATED COMPLEX

PERFECT HOLIDAY HOME OR PERMANENT HOME LIKE SO MANY OTHERS

NO CAR REQUIRED, EXCELLENT TRANSPORT CONNECTIONS

Hello2Spain.com

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

3 bedrooms, 1 bathroom, communal pool, walking distance to beaches and town. BANK REPOSSESSION SO WILL SELL QUICKLY.

## BENIDORM

It is believed there were settlements in the Benidorm area perhaps as far back as 3000BC including evidence of Roman and Punic remains. However, settlements in the area were small and it was not until the Moors (from whom the town derived its Arabic origin name) arrived that the local population began to grow. The Christian King James I of Aragon re-conquered the region in 1245 and Benidorm first officially became known in 1325 when Admiral Bernat De Serria of Polop awarded it a town charter as a way of removing the Moors and allowing Christians to inhabit the area. Benidorm's history for the next few centuries was plagued by attacks from the sea by Turkish and Barbary pirates. The 17th century saw things improve for Benidorm and its people, most notably with the construction of an advanced irrigation system in 1666 to channel water to the region. By the 18th century Benidorm fishermen had become famous and sought after all over Spain and beyond. Tuna was their main catch and they perfected the ancient almadraba technique passed down from the Arabs. The success of the fishing industry, together with improved local agriculture, helped to fuel a strong local economy. Coastal traffic increased too, bringing more wealth to the region with the town becoming a base for sea captains and the building of their vessels. In 1952 Benidorm's fishing industry went into decline; a factor in encouraging the town council to approve many new development plans aimed at the tourist market. Today the town is Europe and Spain's biggest holiday resort and responsible for a significant chunk of Spain's large tourist industry, with five million tourist arrivals per year.

## Geography

The city is divided into five parts, Poniente (Ponent) and Levante (Llevant), each fronted by a beach of the same name, the old town (also called El Castell), La Cala situated to the west side of Poniente and El Rincón de Loix or El Racó de l'Oix situated to the east side of Levante. Between the two beaches lies a rocky promontory and the port. The old city occupies the promontory and the area immediately inland, while most of the hotels occupy the more recently developed sections inland from the two beaches. A few miles from shore is an uninhabited Island which provides a dramatic centrepiece to the seascape.

In 1954 Pedro Zaragoza Orts, the then young Mayor of Benidorm, created the Plan General de Ordenación (city building plan) that ensured, via a complex construction formula, every building would have an area of 'leisure' land, guaranteeing a future free of the excesses of cramped construction seen in other areas of Spain. It is the only city in Spain that still adheres to this rigid rule. Most of the streets in the city are named after places such as Avenida De Uruguay, Avenida Del Mediterraneo, Calle Pekin etc. Avenida Del Mediterraneo is a wide avenue that crosses Levante and links the old town with Rincon. Avenida Europa crosses Levante at right angles linking the western city limits with the Levante beach. Climb to the top of the Serra Gelada, the promontory at the end of the Rincon de Loix, for a view of how green the city is and just how close it is to the mountains.

## Climate

Benidorm has a special micro-climate all year round thanks to the mountains which surround the town. It enjoys some 3,400 hours of sunshine a year and an average annual temperature on the coast of 18&deg;C (15&deg;C in winter and 26&deg;C in summer). Between December and March the temperature of the sea water is around 15&deg;C.

Benidorm is popular with tourists from the UK, Ireland, Germany, Belgium and the Netherlands. Benidorm's initial growth in popularity can be attributed to the package holiday explosion, and continues year round, due to the night-life based around the central concentration of bars and clubs. The large number of free cabaret acts that start around 21:00 and continue into the early hours set Benidorm apart from other similar resorts.