



H2S3065

Apartment in La Sella Golf Resort

425,000€

LUXURIOUS APARTMENT ON A LUXURY COMPLEX

3 DOUBLE BEDROOMS. 3 BATHROOMS

FABULOUS TERRACE WITH SEA, MOUNTAIN, GOLF COURSE VIEWS

UNDERFLOOR HEATING, AIR CONDITIONING

INDIVIDUALLY DESIGNED WITH CARE AND THOUGHT

COVERED PARKING, SEPARATE STORE ROOM

COMMUNAL POOL. MANICURED WE MAINTAINED GARDENS

KITCHEN WITH INTEGRATED APPLIANCES

WALKING DISTANCE TO RESTAURANT, TENNIS CLUB, SHOP, CHEMIST

10 MINUTES TO BEACHES. 1 HOUR TO ALICANTE AND VALENCIA AIRPORTS

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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.

"Mimosas" individually designed and newly refurbished with 3 double bedrooms, 3 bathrooms, spacious open plan lounge dining room, fitted kitchen with modern appliances, utility room, store room, covered parking space, communal pool. Situated on a lavish complex on La Sella Golf Resort where people aspire to live or own a property.

The approach to the property has a pedestrian gate and a vehicular electric gate leading to the covered allocated parking. The approach is very well lit at night with lighting on timers to give you enough time to leave the car park and walk to the main lift.

Communal stairs and lift to the 3rd floor, which has another entrance from the rear of the property through mature well-established gardens.

Upon entering the apartment, you have a feeling of space and grandeur with a touch of elegance. Video intercom entry system, lighting and door to shower room.

Shower room 1 is modern in design with a double shower, WC, wash basin with mirror cabinet over, inset spotlights and extractor.

Lounge dining room with two sets of sliding patio doors leading to a fabulous terrace with panoramic views of the coastline up to Valencia and down to Denia and across to La Sella golf course.

Inset spotlights, polished marble flooring with under floor heating, pre-installed hot and cold air conditioning vented through the ceiling. Two defined areas the lounge and the dining room.

Kitchen with a range of base and wall units, single sink and drainer with a mixer tap over, fitted oven, hob, extractor, oven at waist height, integrated microwave, fridge freezer, dishwasher, counter lighting and inset spotlights.

Master bedroom with triple built in wardrobes, patio doors leading to the summer room, lighting and en-suite bathroom.

En-suite bathroom with a full-length bath, mixer tap and shower over, WC, vanity unit with cupboards beneath and wall mirror and lighting over, tiled walls, inset spotlights, window and extractor.

Summer room with patio doors leading to the terrace a snug room ideal for enjoying the summer breezes with a book and a glass of wine.

Hallway with a window, lighting and doors leading off to bedrooms 2, 3, shower room 2 and utility room.

Bedroom 2 is a double bedroom with triple built in wardrobes, lighting and window to the rear overlooking the landscaped terraces.

Bedroom 3 is a double bedroom with built in triple wardrobes, lighting and window to the rear overlooking the landscaped gardens.

Shower room 2 has a double shower with a rain shower head, WC, wash basin with a wall mirror over, extractor, lighting and window.

Utility room with a scrub sink, space and plumbing for a washing machine, space for a dryer and hot water cylinder.

Terrace at the front of the property is very spacious an entertaining terrace spacious enough for a dining table and chairs, lounging furniture and sunbathing. The terrace has the most impressive panoramic, uninterrupted views of the Mediterranean Sea up the coastline to Gandia and Valencia and then down to Denia.

Store room with the air-conditioning unit for the apartments pre-installed vents. This room is a secure store with two door entry system perfect for locking away bicycles, sun loungers and any other items you wish to have in a dry store.

The gardens are immaculate and very well maintained which is what you would expect for this standard of living, with a super swimming pool and lawn around for sunbathing or just relaxing with a book. The gardens are well lit and extend around to the rear of the properties with footpaths, indigenous shrubs and beautiful palm trees.

Within walking distance to the main hub and reception of La Sella where the local bar, restaurant, mini supermarket, equestrian

centre, boule, tennis club, chemist, internet shop and the community management team.

La Sella Golf Course is a short drive away and the other local Golf courses are around a 15-minute drive away, these are Oliva Nova and Javea.

You do not necessarily need to play golf to enjoy this fabulous location and many of the other resident do not play either, there are plenty of other recreational activities in the area the local Buddhist centre is open to the public for Yoga classes, the Marriot hotel is a 5-star complex with gymnasium, indoor and outdoor swimming pools with fitness instructors, beauty salon, Thai restaurant and you can also enjoy the golf club house for drinks and meals.