



H2S3406

Apartment in Denia

105,000€

EXCELLENT INVESTMENT FOR HOLIDAYS OR RENTALS

1 BEDROOM BUT SLEEPS 4. LOUNGE WITH CONCERTINA DOOR

WALKING DISTANCE TO BEACH, RESTAURANTS, SUPERMARKET

VERY CHEAP RUNNING COSTS 27€ PER MONTH COMMUNAL FEES

VERY WELL FITTED OUT.

WITH A CURRENT LICENCE FOR RENTING, LEGAL AND REGISTERED

BEAUTIFUL POOLSIDE WITH SUMMER BAR

CYCLE AND BUS ROUTE TO DENIA

IBI 300€ PER YEAR. PRIVATE BALCONY WITH POOL VIEW

RENTAL INCOME 97€-122€ PER NIGHT DEPENDING ON SEASON

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.

1 bedroom first floor apartment with no lift, sleeps 4 people furniture included, bathroom, terrace, communal pools, walking distance to the beach, restaurants, supermarket. Private balcony overlooking the poolside. Current owner rents out between 97€-122€ per night. EXCELLENT RETURN ON INVESTMENT.

The approach to the apartment is via a communal entrance and stairs leading to the 1st floor.

Reception hall with lighting and door off to bathroom and open plan lounge, kitchen, dining room.

Open plan lounge kitchen dining room has been very well designed to achieve maximum living space and sleeping arrangements. Doors leading to the private balcony which overlooks the swimming pool.

Kitchen area with a sink and drainer, 2 ring electric hob, dishwasher, combi microwave oven, upright fridge-freezer, window and door to the balcony, ceiling light and fan, an extensive range of built in cupboards and storage, a concertina sliding door to divide the sitting room into an additional bedroom which sleeps 2. Dining area with the window over the table.

Lounge bedroom area with a window to the side elevation, wall mounted television, built in wardrobe and additional storage cupboards.

Balcony overlooking the swimming pool with lighting and is open for alfresco dining.

Bedroom with a window to the side elevation and 2 arched windows over the bed, built in wardrobes with cupboards over, ceiling light and fan.

Bathroom with a full length bath and shower over, washing machine, vanity unit with wall mirror over and lighting.

Outside the communal gardens are well maintained with communal pools with slides, bridges over and plenty of sunbathing and entertaining area. The pool bar opens for the summer months. Excellent for families with children or the couple looking to have everything on their door step.

Carport parking, not allocated but plenty of spaces.

Denia town, marina and port is 6km away which is easy to get to on either a bicycle, car or the bus.