



H2S3274

Apartment in La Sella Golf Resort

375,000€

LUXURIOUS APARTMENT ON A DESIRABLE COMPLEX

FABULOUS TERRACE WITH PANORAMIC SEA VIEWS

4 BEDROOMS, 2 BATHROOMS & CLOAKROOM

GATED COMMUNITY. 24 HOURS SECURITY

COVERED PARKING

HOT AND COLD AIR CONDITIONING

COMMUNAL SWIMMING POOL AND MANICURED GARDENS

WALKING DISTANCE TO RESTAURANT, TENNIS CLUB, SHOP, CHEMIST

10 MINUTES' DRIVE TO STUNNING BEACHES

IBI ANNUAL 850€ COMMUNAL CHARGES 2500€ BASURA 88€

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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.

Located on the luxury complex of Mimosas on La Sella Golf Resort. Carefully designed with a wealth of space and light and benefitting from the most stunning sea views. 4 large bedrooms, 2 bathrooms, master with en suite. Open plan lounge dining room, fitted kitchen with quality appliances and large terrace with Jacuzzi, utility room, covered parking, communal swimming pool and gardens.

The approach to the property has a pedestrian gate and 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.

Upon entering the apartment, you have a feeling of space and elegance. Video intercom entry system in the reception area with lighting and door to a cloakroom and two bedrooms.

Cloakroom with WC, wash basin with mirror over.

Master bedroom with two sets of double built in wardrobes, patio doors leading to the terrace, lighting and en-suite shower room.

En-suite shower room with a walk in shower with mixer tap, vanity unit with cupboards beneath and wall mirror and lighting over, tiled walls and window.

Bedroom 2 with a set of three double built in wardrobes, lighting and window to the rear.

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.

This room has inset spotlights, polished marble flooring, hot and cold air conditioning vented through the ceiling. Ceiling lighting over the dining table.

Modern kitchen with a range of base and wall units, single sink and drainer with a mixer tap over, fitted oven, hob, extractor, oven, integrated microwave, fridge freezer, dishwasher, counter lighting and inset spotlights. Ample breakfast bar with more units underneath and door to the utility room.

From the lounge dining room hallway leading to the family bathroom and bedroom 3. This hallway has a double cupboard with useful space for storage.

Bedroom 3 is a double bedroom with two sets of double built in wardrobes, lighting and sliding doors to the fantastic terrace.

Family bathroom with tiled walls, w.c, bidet, full length bath with mixer tap and shower over, wash basin with mirror over and window.

Utility room with a scrub sink, space and plumbing for a washing machine and hot water cylinder. This room has a door to bedroom 4.

Bedroom 4 is an extensive room with a lot of natural light, 3 double glazed windows to the rear which overlooks the communal gardens. Ceiling lighting and fan. This room would be ideal as guest accommodation.

Large terrace at the front of the property is very spacious with space for a dining table and chairs, lounging furniture and sunbathing. Jacuzzi. 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.

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, relaxing with a book or just admiring the views. 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. 10 minutes' drive to Denia port and beaches. 1 hour to Valencia and Alicante airports.

Overall La Sella is a great spot to live in, close to everything and a place where you can just relax and enjoy life.