Villajoyosa, Calle Costera de la mar, 3 , 03570, +34 603 500 700 | Albir (Alfaz del pi), Boulevard los Musicos 6, Albir, 03581, +34 649 228 112

REF: # 13346 **LA NUCIA/POLOP (BARRANCO HONDO)**

INFO

PRICE:	229.000 €
PROPERTY TYPE:	Townhouse
CITY:	La Nucia/Polop (Barranco Hondo)
BEDROOMS:	2
Bathrooms:	1
Build (m2):	79
Plot (m2):	-
Terrace (m2):	-
Year:	1992
Floor:	2
Old price	-

DESCRIPTION

Cosy property located in the peaceful Urbanización Buena Vista, in La Nucía. A comfortable and functional apartment distributed on one single level, ideal both as a permanent residence and for enjoying holiday stays on the Costa Blanca. The property is situated on a corner unit, providing greater privacy and natural light. The home features a pleasant entrance patio, where there is a small room used for storage. From here, you access the main entrance, which leads to a hallway distributing access to the interior of the property. It has two bedrooms, one double and one single, which share a full bathroom equipped with a walk-in shower. The interior also has windows in areas such as the hallway and bedrooms, allowing natural light to enter and creating a more pleasant atmosphere. The main living area consists of a bright living-dining room with an open-plan kitchen, creating a practical, modern and welcoming space. From the living room, there is access to the front terrace, perfect for enjoying the sun for much of the day thanks to its orientation. The property has

been renovated this year, including the electrical installation, water pipes, kitchen, bedrooms and improvements to the glazing in the living room, which has helped create more space and natural light. In addition, although the heating originally worked by fireplace, the property now has hot/cold air conditioning, offering comfort all year round. The property also features a home automation centre, designed to make everyday use of the home easier and improve comfort when managing its functions. Within the community, owners can enjoy two communal swimming pools, relaxation areas and a barbecue area, ideal spaces to relax and enjoy the Mediterranean climate. In addition, the urbanisation has two unnumbered parking spaces within the private perimeter of the community, intended for residents' use. Located just 5-10 minutes by car from supermarkets, restaurants and other services, as well as nearby towns such as Alfaz del Pi and La Nucía. A ready-to-move-into apartment in a quiet, well-connected residential area with pleasant communal facilities. IBI property tax: €292.40 Waste collection tax: *** Community fees: €35/month Water, electricity and gas supplies: according to consumption Purchase and transfer costs: The costs arising from the purchase and transfer of the property, payable by the buyer, are as follows: 9% ITP or VAT, as applicable.

ENERGETIC CERTIFIED

STYLE

- Contemporary
- Mediterranean

VIEWS

- Panoramic views
- Sea views
- Mountain views

AIRCONDITIONING

- Livingroom

DISTANCE TO :

Beach : 5 Km

Airport: 40 Km

Town center : 4 Km

ORIENTATION

East

FURNITURE

- Furnished

PARKING

Garage no Cars : 2

TAX

Community : 412 €

I.B.I : 293 €

FLOARING

- Marble floors

KITCHEN

- Open kitchen
- Equipped kitchen

GARDEN AND TERRACES

- Open terrace
- Fruit trees
- Palm trees
- Play Ground
- Electric gate
- Outdoor kitchen
- BBQ/grill
- Communal Garden

HEATING

- Central electric heating

EXTRA

- Double glazed windows
- Door bell with camera
- Satellite TV
- Storage room
- Internet

ENERGETIC CERTIFIED

"OUR EXPERIENCE IS YOUR GUARANTEE"