



## Wohnung im Erdgeschoss zum Verkauf in Torrevieja, Torrevieja

245.000 €

Referenz: R5216305 Schlafzimmer: 2 Badezimmer: 2 Garten: 71m<sup>2</sup> Terrasse: 30m<sup>2</sup>







## Costa Blanca South, Torrevieja

Gorgeous and modern flat in popular Varudi - Aguas Nuevas / Sector 25 Welcome to this lovely and bright flat in the sought-after urbanisation of Varudi in Aguas Nuevas / Sector 25 - a modern residential complex completed in 2015. Here you get a high standard, beautiful common areas and a location that combines tranquillity with proximity to everything you need. Common area with everything you could wish for Varudi offers a fantastic communal facility for the whole family! You can enjoy a large pool area with a children's pool, jacuzzi and massage showers, as well as a paddle/tennis court, mini golf and children's playground - all of which are at the free disposal of residents. Modern and bright flat The flat appears modern and very well-maintained with a well-thought-out floor plan: 2 spacious bedrooms 2 tiled bathrooms, of which the master bedroom has an en-suite bathroom Bright and open living/dining room with open plan kitchen Beautiful south-facing terrace with large electric awning - perfect for sunny days and pleasant evenings The flat is sold partially furnished and with appliances. It has integrated air conditioning (hot/cold) in all rooms and electric blind in the living room. Extra facilities: Private parking space in garage Large storage room - ideal for storing bikes, beach equipment, etc. Location Aguas Nuevas is a popular and safe area of Torrevieja, known for its tranquil living environment, great parks and walking distance to shops, restaurants and beaches. Perfect for both permanent residents and vacationers! In this area there are very good transport links and all amenities are close by, including a supermarket/grocery store, pharmacy and restaurants/cafes just 50 meters away. The private hospital Quiron, the aromatic park, is close by. Aquapolis Water Park, Habaneras Shopping Centre and the large Carrefour supermarket are approx. 2 km away. Only 3 km to the centre of Torrevieja. The beautiful and long sandy beach of La Mata is only approx. 1.2 km away. The largest shopping centre in the area, Zenia Boulevard, is 12 km away. Within walking distance of Torrevieja's Friday market. Golf courses (Las Ramblas, Las Colinas, Villamartin and Campoamor) are a short drive away. 35 minutes by car to Alicante Airport. Great rental potential Contact us today and we'll tell you more. Economy: Price 245.000€ + expences (10% tax to the state, + about 2-3% to notary legal fee etc.) Tax : 176.81€ per year Garbage tax 55,10€ x 2 per year Common expenses: 165€ x 4 per year



## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Lagerraum

Einstellungsschränke

Paddel -Tennis

### Einstellung

Gewerbegebiet

Urbanisierung

In der Nähe der Stadt

In der Nähe von Schulen

### Küche

Voll ausgestattet

### Parken

Unterirdisch

### CO2 -Emissionsbewertung

E

### Orientierung

Süden

### Pool

Gemeinschaftspool

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom

### Klimakontrolle

Klimaanlage

### Möbel

Teil eingerichtet

### Sicherheit

Elektrische Jalousien

### Energiebewertung

E