



## Ground Floor Apartment for sale in Las Colinas Golf, Orihuela

399.000 €

Referenz: R4981687 Schlafzimmer: 2 Badezimmer: 2 Garten: 92m<sup>2</sup>





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## Costa Blanca South, Las Colinas Golf

This stunning 2-bedroom apartment, completed by Somium in February 2022, is an ideal blend of comfort, style, and modern amenities. Nestled in the exclusive Las Colinas Golf & Country Club, this property boasts a spacious living area of 92m<sup>2</sup>, a generous 45m<sup>2</sup> east-facing terrace, and a beautifully landscaped 108m<sup>2</sup> garden finished with low-maintenance artificial grass—perfect for soaking up the sun all day long.

**Key Features:**

- Large Terrace & Garden:** Enjoy breakfast and coffee in the morning sun on your expansive east-facing terrace, accessible from both bedrooms. The garden offers a serene space to relax and unwind in privacy.
- Underground Parking & Storage:** The property comes with a spacious underground parking space (12.5m<sup>2</sup>) and a private storage room (9m<sup>2</sup>) for your convenience.
- High-End Communal Amenities:** Residents benefit from access to an infinity pool with sun terraces, a small indoor gym, and a lift (ideal for elderly or disabled residents). Additional resort-style amenities include a sports area with tennis and paddle courts, a professional gym, wellness center, beach club with private parking, and several restaurants and a small supermarket.
- Fully Equipped & Turnkey Ready:** This apartment is being sold fully furnished, including all white goods and outdoor furniture. It's move-in ready and can be delivered within a month, making it the perfect opportunity for those looking to start their new chapter in luxury living.
- Investment Opportunity:** Las Colinas has consistently proven to be a strong investment area over the past six years, and this apartment offers great rental potential. While the property does not include a tourist license, one can easily be applied for, opening up lucrative short-term rental possibilities.
- Additional Features:** Central air conditioning, Electric blinds and roller blinds in the bedrooms, Home automation system for added comfort, White goods included in the kitchen.
- Community fees:** 450 euros per trimester.
- Suma (property tax):** 361 euros per year.
- Energy certificate:** B.

This beautifully presented apartment offers an exceptional opportunity to own a piece of paradise in one of Spain's most sought-after locations. Whether you're looking for a primary residence, a second home, or a rental investment, this property delivers outstanding value.



## Eigenschaften:

### Merkmale

Private Terrasse

Lagerraum

Doppelverglasung

Solarium

Fitnessstudio

Versorgungsraum

### Möbel

Voll eingerichtet

### Parken

Garage

### Klimakontrolle

Klimaanlage

Zentralheizung

### Pool

Gemeinschaft

### Garten

Privat

### Sicherheit

Alarmanlage