



H2S3806

Apartment in La Sella Golf Resort

120,000€

RENTAL LICENCE. 1 KING SIZE BEDROOM

CAN SLEEP 4 PEOPLE WITH SOFA BED IN SITTING ROOM

COMMUNLA POOL AND GARDENS

MODERN KITCHEN AND BATHROOM

CORNER POSITION AND PLENTY OF PARKING

FRONT TERRACE AND UTILITY ROOM

BUILT IN 1994. 66M<sup>2</sup> BUILD. IBI 72€. BASURA 88€

COMMUNAL FEES 387€ EVERY 6 MONTHS

Hello2Spain.com

**MONEY LAUNDERING REGULATIONS 2010**

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 2013**

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.

**REGLAMENTO DE BLANQUEO DE DINERO DE 2010**

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

**LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013**

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

Situated in one of the most desired urbanisations on the Costa Blanca. La Sella is not just for golfers but for those who wish to feel safe, secure and have a great holiday. 10minutes drive to Denia and the blue flag beaches. Ground floor apartment with modern kitchen and bathroom. Plenty of character and an amazing swimming pool.

In walking distance several restaurants, mini supermarket, chemist, horse riding, tennis club, pétanque and some beautiful walking routes for all abilities. A short cycle ride to Denia, La Xara, Pedreguer and Ondara gives you a choice of local towns to go shopping, eating, siteseeing and two cinemas including a drive in.

The apartment is on the ground floor and only one above, the complex is called Zarzas and unlike some of the other apartments this one is a corner position which has windows to the side and front, a spacious kingsize bedroom, modern kitchen, modern bathroom, sunny terrace to the front ideal for dining or sunbathing, utility room, with plenty of space for bicycles, paddle boards, golf clubs or kayaks.

The approach has parking for several vehicles, gate leading to manicured communal gardens with an array of palm trees and plants indigenous to the local area. An impressive cascading swimming pool with a spacious pool for swimming and 4 smaller pools for relaxing and just cooling down.

The front of the apartment has a terrace with space for table and chairs or sunbathing. Outside lighting, awning for shade in the hot summer months.

Main door leading into the sitting room. Sitting room with beautiful exposed timber beams and barrelled ceilings, hot and cold air conditioning unit, ceiling light and fan, window to the side and double opening windows leading to the front with a view over the communal gardens. Breakfast bar and open arch to the kitchen.

Kitchen is modern with a range of base and wall units, fitted oven, hob and extractor, window to the side elevation, upright fridge freezer, double sink with mixer tap over, ceiling lighting and a door leading out to the utility room.

Utility room with the scrub sink, hot water cylinder, washing machine and plenty of space for bicycles, padel board, golf clubs etc.

Inner hallway with lighting and doors off to:

Bedroom is a lovely kingsize bedroom with twin beds, hot and cold air conditioning unit, window and built in wardrobes with cupboards over.

Family bathroom with a p-shaped bath and a shower over, W.C, vanity unit with drawers beneath and wall mirror over. Heated towel rail and lighting.

The gardens are a wonderful place to relax and enjoy holidays or permanent living. With shaded seating areas, plenty of poolside sunbathing, lawn gardens and various gates to exit to either the mini supermarket, tennis side of the complex or the other way to walk to Restaurant Armells and the new hotel, restaurant and spa. With an indoor semi Olympic swimming pool.

The apartment has a tourist licence for rentals and is in idyllic position.

La Sella golf course is a 5 minute drive along with the Marriott hotel which also has a spa.

The urbanisation also has a Buddhist centre where you can go to yoga and meditation.

## Hello2Spain.com

### MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

### REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

### LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a la Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.