

# Inmobiliaria

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Estate Agents



CIUDAD QUESADA,

**PRICE: €117,000**

**\*2 BEDROOM, 2 BATHROOM, SEMI-DETACHED DUPLEX\***

**\*FULLY FURNISHED\***

**\*ROOF SOLARIUM\***

**\*OVERLOOKING COMMUNAL SWIMMING POOL\***

**\*SHORT WALK TO LOCAL AMENITIES\***

\* \* \* \* \*

**PROPERTY SHOWROOM OPEN SIX DAYS A WEEK**

THESE PARTICULARS ARE PREPARED WITH CARE FOR THE GUIDANCE OF PROSPECTIVE PURCHASERS BUT NO GUARENTEE OF THE ACCURACY IS GIVEN NOR DO THEY FORM ANY PART OF ANY CONTRACT

This two bedroom, two bathroom, semi-detached duplex has been constructed close to local amenities, and is in a highly sought after community. The accommodation briefly comprises sun room, lounge/kitchen, two double bedrooms, two bathrooms, together with a communal swimming pool for the private use of owners and their guests, that is immediately to the side of this home.

Ciudad Quesada is a very popular village located approximately 7 kilometres West of Torrevieja off the main Crevillente road. Village amenities include numerous local supermarkets, bars, banks, restaurants, 24 hour national health and private medical clinics, aqua park and of course an 18 hole golf course. This village is also on a bus route to Torrevieja town centre. There is ample opportunity for both social and recreational activities. Also within easy reach of Ciudad Quesada are numerous white sandy and safe bathing beaches.

### ACCOMMODATION

Decorative iron gate leads to fully tiled garden where door opens to..

SUN ROOM - Having wall to wall windows allowing in abundance of natural light, generous size room for dining with family and friends. Patio doors open to..

LOUNGE - 5.07m x 4.52m Being fully tiled throughout in marble effect floor ceramics. Ceiling fan with light.

KITCHEN - 2.67m x 2.57m Being fully tiled in white ceramics. Ample wall and base units with work tops to complement. Inset stainless steel sink with mixer tap. Double gas oven, gas hob, extractor fan. Window to rear of property. Breakfast bar.

UTILITY ROOM - 2.21m x 1.41m Having a wall mounted electric water heater. Fridge/freezer and washing machine. Window overlooking rear of property.

BATHROOM - 1.09m x 1.60m Fully tiled in white ceramics. Pedestal wash hand basin with mixer tap. Mirror above with spotlight. Window to side.

From the lounge, stairs lead to first floor.

BEDROOM No.1 - 3.47m x 3.48m Having fully fitted wardrobes with additional storage space above. Hot and cold air conditioning unit. Ceiling fan with lights. Sliding patio doors open to balcony, Stairs ascend to ROOF SOLARIUM overlooking communal swimming pool, perfect area for soaking up the sun whilst benefitting from breathtaking views of the Mediterranean Sea and lakes!

BATHROOM - 3.54m x 2.99m Being fully tiled in beige and white marble effect ceramics. Sanitary ware in white comprising low level W.C., bidet, pedestal wash hand basin with mixer tap, mirror above with spotlights. Panelled bath with shower above.

BEDROOM No.2 - 3.71m x 2.58m Window overlooking front of property. Door opens to private balcony boasting views of the communal swimming pool.

### OUTSIDE

Private tiled garden to the front of the property, together with alternate access into the home from the rear, of which is through a highly attractive communal area. To the side of this home is the communal swimming pool with children's pool and communal gardens, together with exterior shower for private use of owners and their guests.

This "easy to maintain" property with great character, needs to be viewed with utmost urgency to appreciate the value for money on offer here!

Properties do not come up for sale very often within this community, so you need to take advantage now!

Annual Suma (Council Tax): €160  
Community Fee: €900

### VIEWING

Strictly by appointment through our office.

This property is offered subject to contract and to it being unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

FREE MORTGAGE ADVISORY SERVICE.

Please visit our website to view the virtual tour: [www.homes4u.es](http://www.homes4u.es) Ref: QRS 8129

*We are the top selling Estate Agents in the Ciudad Quesada area for the past  
29 years.*

*With proven results, why go anywhere else!*

*Inmobiliaria.... NO-ONE KNOWS CIUDAD QUESADA BETTER THAN US!*