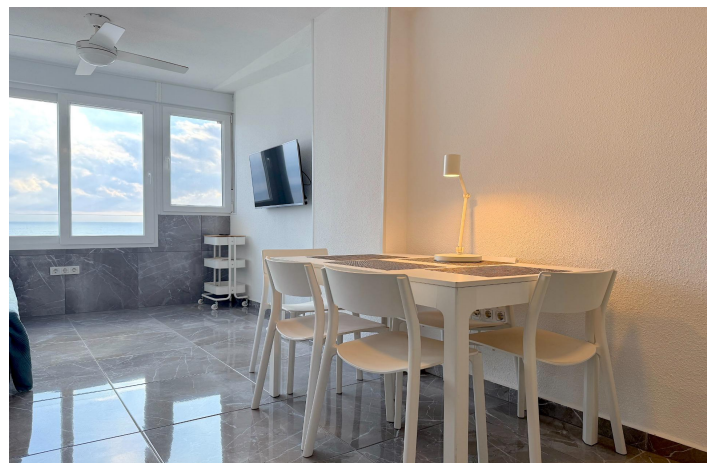




## Appartement à vendre à Torrevieja, Torrevieja

159 900 €

Référence: MS38705    Chambres: 1    Bain: 1    Construite: 32m<sup>2</sup>





## Costa Blanca South, Torrevieja

A rare opportunity to purchase a fully renovated apartment on the front line of the sea in one of the most sought-after areas of Torrevieja. The Miramar XII complex is located in Cabo Cervera, a quiet residential area with direct access to the sea that combines tranquillity with proximity to all necessary amenities. The main advantage of this apartment is its unique location. The sea is just 10 metres away, the sandy beach around 50 metres. These are not side or partial views, but full frontal views of the Mediterranean Sea directly from the living room. The south-facing orientation of the apartment ensures maximum sunlight throughout the day: mornings are bright and warm, and evenings offer the chance to watch the sun paint the sea surface in golden hues. Such apartments rarely come up in this complex, as most are oriented towards the interior or have only partial views. A south-facing aspect with direct sea views is exactly what buyers are looking for and what is valued in the rental market. The Cabo Cervera area enjoys steady demand both from buyers seeking permanent seaside living and from investors focused on tourist rentals. It is quiet here, with no noisy bars or nightclubs, yet supermarkets, pharmacies, restaurants and public transport stops are all within walking distance. The centre of Torrevieja can be reached in just a few minutes by car or by using public transport. The apartment has undergone a complete renovation with replacement of all utilities and finishing materials. This is not a cosmetic update or a budget refurbishment for letting purposes – it is a thorough reconstruction, done properly and built to last. One need only look at the photographs to appreciate the level of workmanship: quality tiles, solid plumbing, well-considered details. Everything has been done solidly, using materials that will not need replacing after a couple of seasons. The air conditioning system has been completely replaced – a new LG air conditioner with inverter control has been installed, providing comfortable temperatures both in summer heat and during the cooler winter months. The kitchen is fully equipped: new furniture has been installed, the worktop is made of stone, the stainless steel sink is undermounted, and the tap is modern and chrome-plated. Next to the sink there is a draining area. Kitchen sockets are installed for connecting appliances – everything has been thought through. The bathroom has been completely refurbished and looks like something from a premium new-build development. The walls and floor are clad in large-format tiles with a white marble effect, which visually expands the space and gives the room a sense of cleanliness and light. A shower cabin has been installed with sliding glass doors and a thermostatic mixer tap allowing precise temperature control. The wall-hung vanity unit with basin has ample storage space, and above it is a mirror with integrated LED perimeter lighting. For hot water supply, a Ferroli electric water heater with digital control has been installed. This is reliable European-made equipment that ensures a stable hot water supply and allows energy consumption to be monitored. The apartment includes a separate bedroom and bathroom. One needs to understand the specifics of such coastal complexes: bedrooms here are traditionally compact, as the main living area is given over to the lounge zone with access to the sea. This is a characteristic feature of coastal apartment architecture, where the emphasis is on views and proximity to the water rather than bedroom size. That said, the bedroom is fully functional – it comfortably accommodates a double bed with bedside lamps and a chest of drawers for linen. In the hallway there is a shoe cabinet and coat hooks, and on the floor is quality grey marble-effect tiling that runs throughout the apartment, creating a unified visual space. All furniture is new and included in the price of the apartment. The interior is decorated



## Spécification:

Useable Build Space: 30 Msq.

Beach: 10 Meters

Double Bedrooms: 1