

## house for sale Torrevieja, Baix Segura



Located in the popular Aguas Nuevas residential area in Torrevieja, you'll find this well-maintained and bright house with 3 bedrooms and 2 bathrooms. With a built area of approximately 90 m<sup>2</sup>, this house offers a comfortable layout and is in good condition, ideal for both permanent living and a second home on the Costa Blanca.

Thanks to its south-north orientation, the house enjoys pleasant natural light and good air circulation throughout the day, contributing to a fresh and comfortable indoor climate.

The house has been partially renovated in recent years, including new windows, air conditioning, and a solar panel system. These improvements not only provide increased living comfort but also contribute to lower energy costs and a more sustainable use of the property.

A practical advantage is the two separate entrances, which offer additional flexibility in the daily use of the house. This can be advantageous for families, guests, or potential rentals.

The running costs also remain very attractive, with an IBI of approximately €235 per year and community fees of approximately €90 per quarter. The location in Aguas Nuevas is particularly desirable thanks to the peaceful residential area and its proximity to all amenities, including shops, restaurants, schools, and beaches. This makes this property an excellent choice as a family home, holiday home, or an attractive investment with rental potential in one of Torrevieja's most established residential areas.

### property details

Spanishstate **6357464**  
id:  
reference:: **BEMOVE-321**

### contact

real estate agent: **Bognar estates**  
name: **Janine Bognar**  
spreekt: **Dutch, English, German,**

close to/ located: **Torreveija**  
region: **Baix Segura**  
property type: **house**  
rooms: **3**  
property surface: **90 m2**  
surface plot: **- m2**  
price: **€ 249.900**

telefoon:

**Spanish**  
**0034612242134**