

**RENOVATED FLAT**


<b>Price:</b>	135 000 €	<b>Area, m<sup>2</sup>:</b>	86 m <sup>2</sup>
<b>ID:</b>	Y1308-1	<b>Floor:</b>	3
<b>Section:</b>	Sale	<b>Floors:</b>	3
<b>Property type:</b>	Apartments	<b>To the sea:</b>	4 km
<b>Location:</b>	Alicante	<b>To airport:</b>	15 km
<b>Bedrooms:</b>	3		

**Features:**

- ✓ Terrace
- ✓ Furniture

**Description:**

Investment opportunity in Alicante - A recently refurbished 3 bedroom flat in the Modulos area of Alicante represents an exceptional opportunity for investors and buyers looking for a property with low maintenance costs and high rental potential. Priced at €135,000 and measuring 86m<sup>2</sup>, this flat stands out with a spacious terrace overlooking the park, ideal for enjoying the outdoors in a tranquil setting. Located in a developing neighbourhood with constant demand, it offers a secure and highly profitable investment. - Spacious terrace: The flat has a large private terrace with panoramic views of the nearby park, creating the perfect place to relax, dine al fresco or host gatherings with friends. Focused on maximising natural light, the terrace greatly enhances the appeal of the property, especially for tenants looking for quality outdoor space. - Modern interior: Recent renovations include modern finishes, new flooring, fitted kitchen with modern appliances and an updated bathroom with quality fixtures and fittings, providing a cosy and functional atmosphere. - Spacious layout: The three bedrooms are well lit and ventilated, making them ideal for families, students or professionals. The optimised layout maximises the living space and the living room is directly connected to the terrace, creating a seamless transition between indoor and outdoor spaces. Location advantages - Address: Pintor Antonio Amoros Street, Modulos, Alicante - Proximity to key facilities: o 4 km to the sea o 3.8 km to the centre of Alicante o 15 km to Alicante Airport - Transport accessibility: Excellent links to residential and commercial areas providing easy access to transport and amenities. - Proximity to the University of Alicante (UA): Less than 10 minutes away, with over 30,000 students, ensuring constant rental demand from students and university staff. - Close to Alicante General University Hospital: A major regional medical centre, creating a steady demand for housing for medical professionals, patients and their families. - Local amenities: Supermarkets, schools, pharmacies, gyms, bars, cafes and parks are all within walking distance, making the property very attractive to tenants. Investment potential - Rental income: Approximately 1,000 € per month (12,000 € per year). - Expected yield:



Approximately 7-8% net annual yield based on purchase price (135,000 €), rental income (12,000 €/year) and typical associated costs (e.g. taxes, maintenance and management fees). The spacious terrace increases the attractiveness to tenants, potentially allowing for higher rents. - Stable demand: The proximity to the University of Alicante and the General Hospital ensures a constant flow of tenants, including students, teachers and medical professionals. - Low maintenance costs: The fully renovated and furnished flat is ready to rent from day one, minimising initial and maintenance costs. - Growing neighbourhood: Modulos is a developing area with rising property values, offering potential for long term capital growth. Why invest? This flat is a ready-made investment solution in a high demand neighbourhood. The spacious terrace overlooking the park is a key advantage, offering a premium outdoor space that enhances rental value and quality of life for residents. With a competitive rental rate of €1,000 per month and a net annual yield of 7-8% due to its proximity to the University of Alicante and the General Hospital, this property is ideal for investors looking for a stable rental income and high growth potential in Alicante's thriving property market.

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