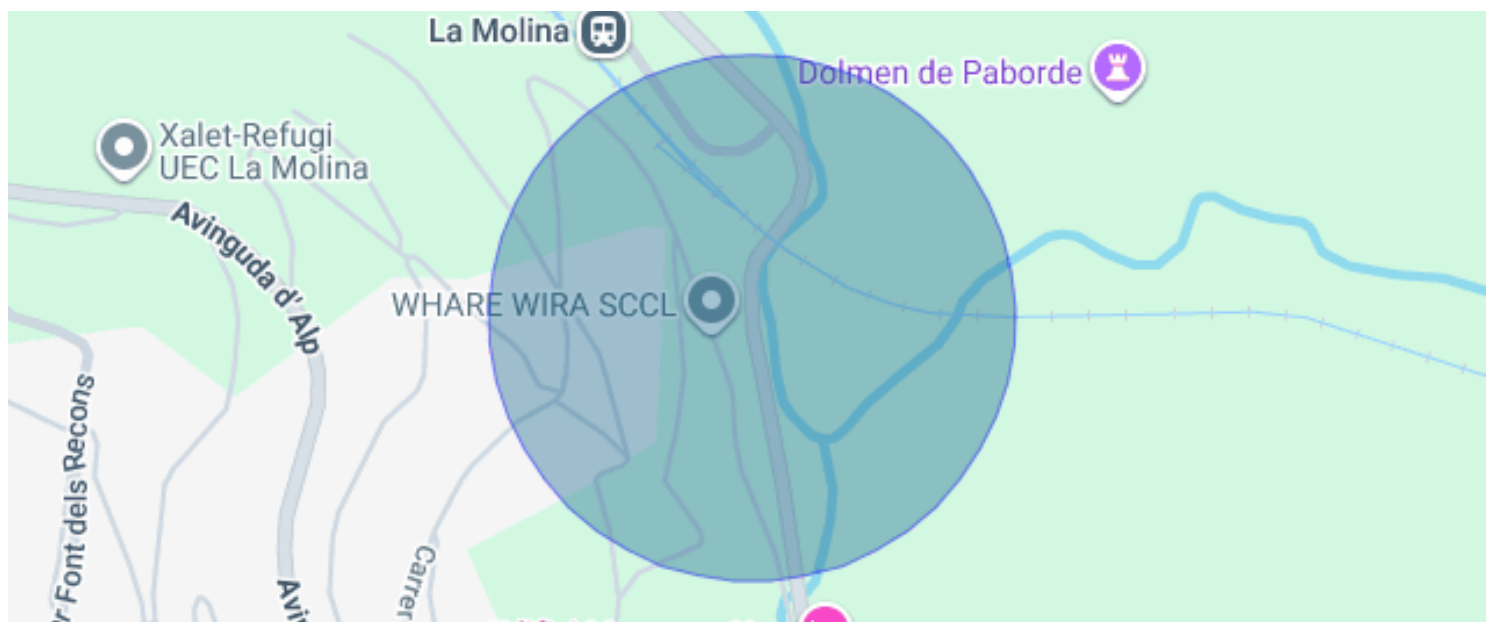


## 70 SQM DUPLEX WITH VIEWS FOR SALE IN ALP

Alp / La Cerdanya

<b>Price</b>	<b>€190,000</b>	✓ Heating	✓ Views
Sur. built	70 m <sup>2</sup>	✓ Backyard	✓ Lift
Bedroom	1	✓ Parking	✓ Concierge
Bathroom	1	✓ Outside	✓ Turist license
Energy classification	F		
Energy performance index	398.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	81.00 co/m <sup>2</sup> year		
Year of construction	1975		
Floor	5		



## Alp / La Cerdanya

Durán Carasso presents this charming duplex apartment for sale in La Molina, located within a beautiful and well-maintained residential community, ideal for enjoying mountain living throughout the year. The building offers a communal garden as well as indoor leisure areas with table football and ping-pong, creating the perfect setting to relax with family or friends after a day skiing or exploring the surrounding nature.

Situated on the fifth floor with lift access, the property enjoys an excellent location just five minutes by car from the ski resorts of La Molina and Masella. Directly in front of the building there is a bus stop with direct access to the slopes, making it especially convenient during the ski season. The area also offers easy access to hiking trails, mountain routes and the nearby train station just a few minutes away.

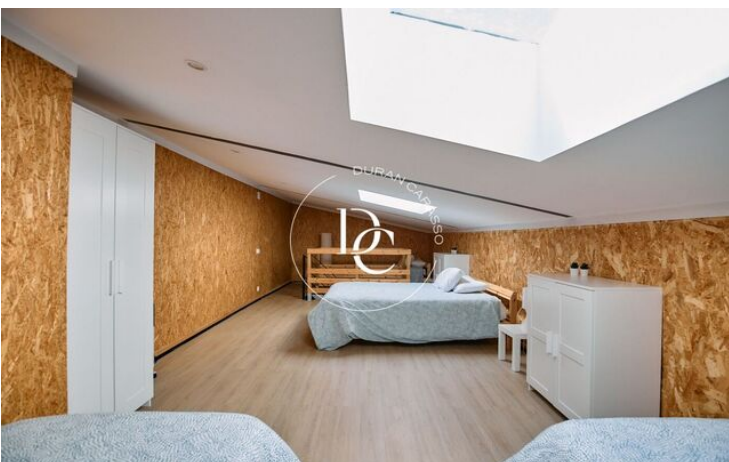
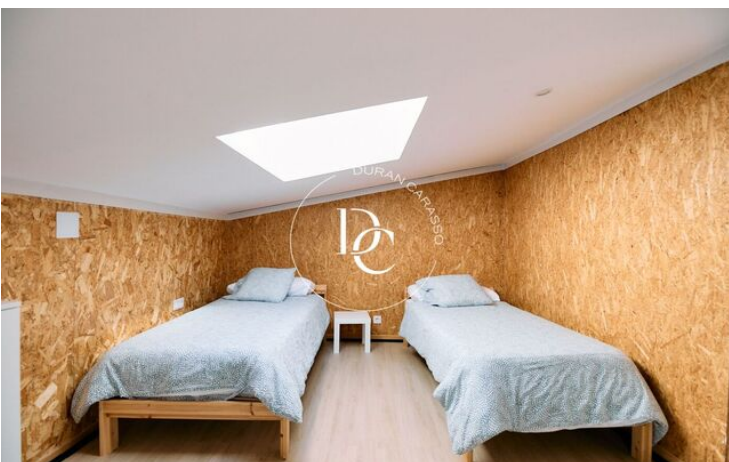
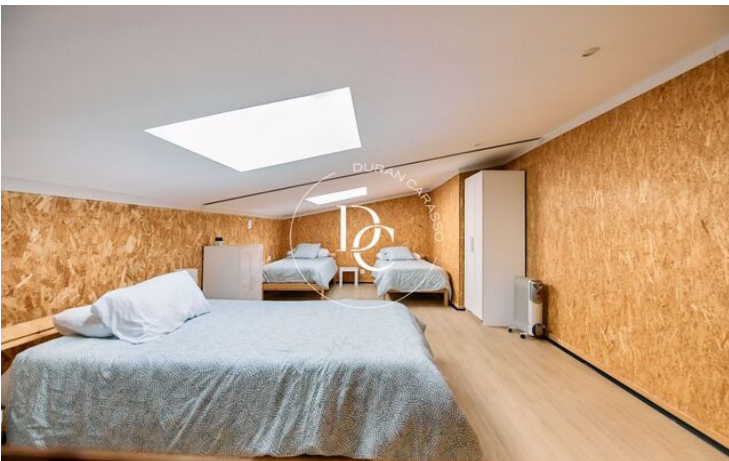
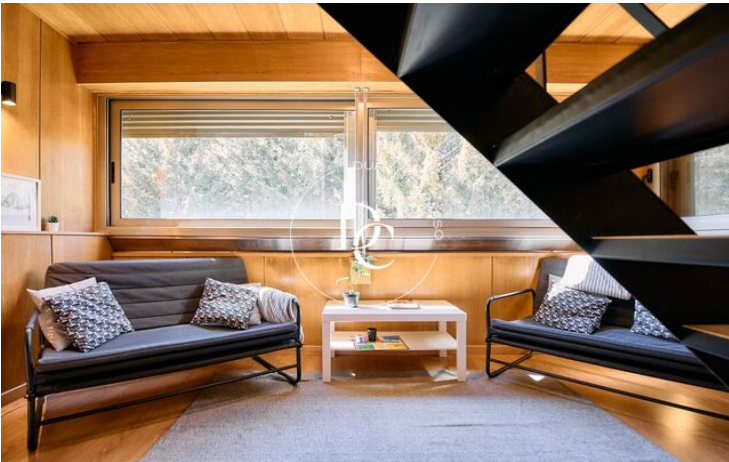
The apartment is arranged over two floors. The main floor features a bright and spacious living-dining room with abundant natural light, an open-plan kitchen and a full bathroom with shower. This level has been recently renovated and offers a modern, welcoming and functional design.

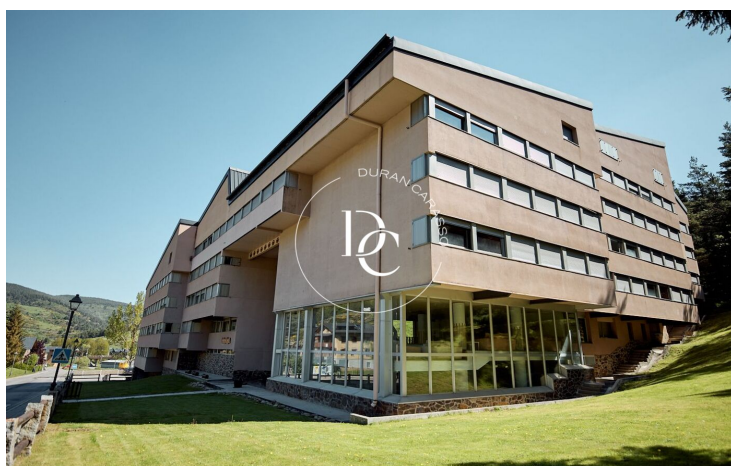
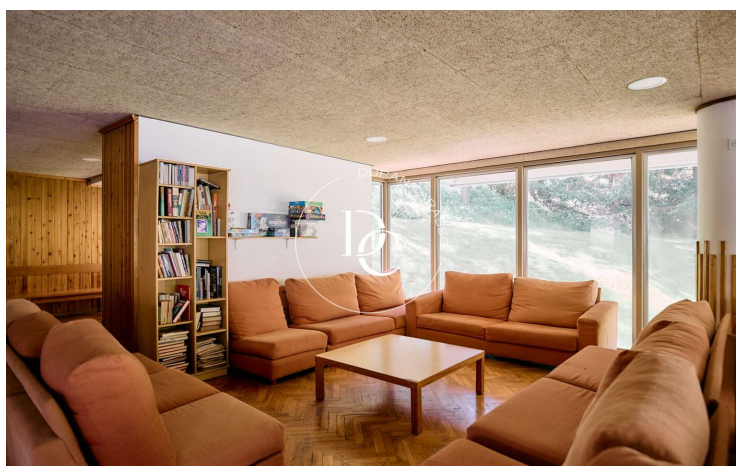
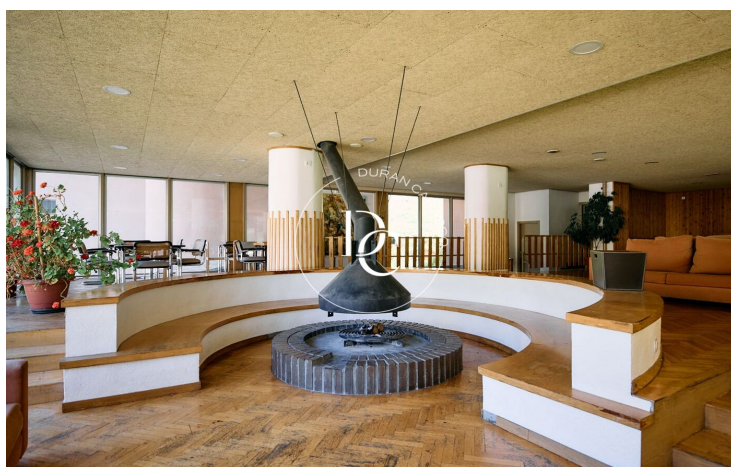
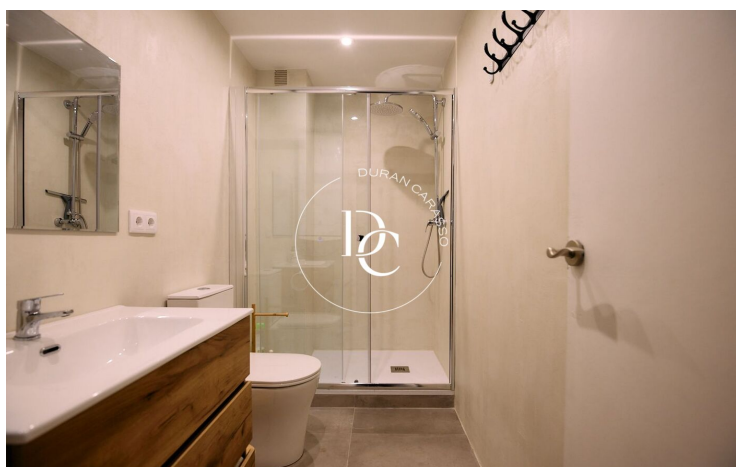
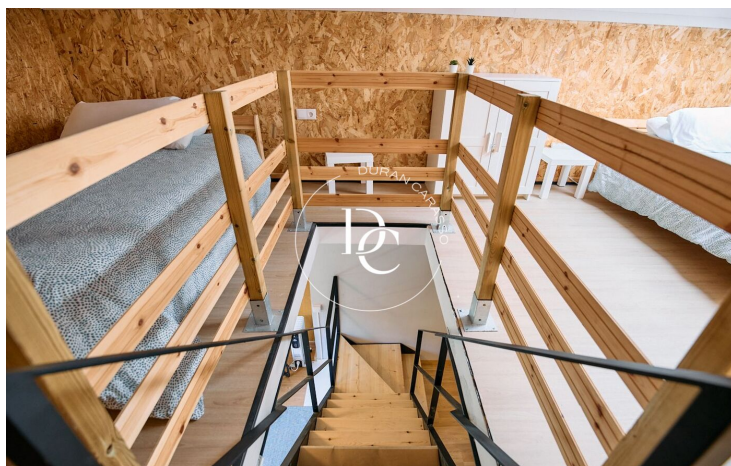
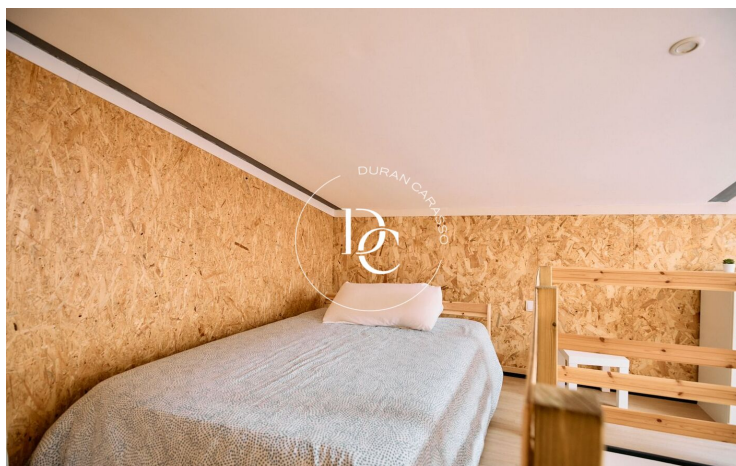
Upstairs, the property features a generous mezzanine sleeping area with space for several beds, ideal for comfortably accommodating family and guests. A versatile and cosy space that adds warmth and character to the home.

The apartment also benefits from a tourist rental licence, making it a highly attractive option both as a private mountain retreat and as an investment opportunity with strong rental potential in one of the most sought-after destinations in the Catalan Pyrenees.

A wonderful opportunity to enjoy skiing, nature and mountain living all year round in a privileged setting.

Vive donde mereces vivir.





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Contact us if you want more information or to arrange a viewing.