REF: # 12853

ALICANTE (ALICANTE CITY CENTRE)

INFO

PRIS:	225.500 €
BOLIG TYPE:	Leilighet
STED:	Alicante (Alicante City Centre)
SOVEROM:	2
Bad:	2
BOAREAL (m2):	69
TOMT (m2):	-
Terrasse (m2):	4
ÅR:	
ETASJER:	-
MELDING	-

BESKRIVELSE

New Residential Development in Alicante with Open Views - only 2km to city centre and 6km to the Beach! Newly Built Homes in a Privileged Location in Alicante, designed to offer maximum comfort and quality of life. With 84, 2 and 3 bedroom homes, this complex is located in San Agustín - Pau II, a strategic area with all essential services within easy reach. This 69m2 apartment consists of 2 bedrooms, 2 bathrooms, open plan lounge/kitchen/dining area, private 4m2 terrace and parking space. The homes have been designed with a modern and efficient approach, incorporating high quality materials and sustainable technology: reinforced access door for added security, ducted air conditioning (hot and cold) installed, carpentry with thermal break and double glazing to improve thermal and acoustic insulation and domestic hot water production by means of aerothermics, guaranteeing energy efficiency

and sustainability. Residents will enjoy a modern and functional environment, with large garden areas, communal swimming pool, children's play area, parking spaces and storage rooms. In addition, its elevated location guarantees unobstructed views of the city and the surrounding natural environment. This residential complex is surrounded by a wide range of services that will make your day-to-day life easier; 9 schools and institutes in the vicinity, Supermarkets and shops, Corfu Island Shopping Centre (with shops, gyms, restaurants), Sports facilities The excellent infrastructure of the neighbourhood guarantees comfort, security and accessibility, making it an ideal place for families and investors alike. The San Agustín neighbourhood is situated on a gentle hill, offering panoramic views of Alicante's city skyline, Mount Benacantil and the surrounding mountains. Its Mediterranean climate and proximity to green spaces and leisure areas make it an ideal place to live. The airport Alicante-Elche Airport - 14 km, the golf course 7km and the port of Alicante 5km. Alicante offers an exceptional climate, a vibrant cultural life and a first class infrastructure, making it one of the most desirable cities in Spain. This new residential development in San Agustin - Pau II combines elegant design with an unbeatable location.

ENERGETIC CERTIFIED

STIL

- Modern
- Contemporary

UTSIKT

- Panorama

DISTANSE TIL :

Strand : 6 Km

Flyplass: 20 Km

Sentrum : 2 Km

MØBLER

- Uten møbler

PARKERING NR BILER

: 1

FLOARING

- Fliser
- Stein

KJØKKEN

- Åpent kjøkken

HAGE TERASSER

- Lekeplass
- Opparbeidet hage
- Inngjerdet
- Felles hage

EXTRA

- Innebygde garderober
- Alarm
- Sikkerhets dør
- Vinduer med dobbelt glass
- Heis

PROPERTY GALLERY

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- SOLARIUM
- PISCINA
- ZONAS VERDES / AJARDINADAS
- ZONAS JUEGOS INFANTILES
- PLAYA DE PISCINA

Documentación informativa sin carácter contractual y meramente ilustrativo sujeta a modificaciones necesarias por exigencias de orden técnico, jurídico o comercial de la dirección facultativa o autoridad competente.

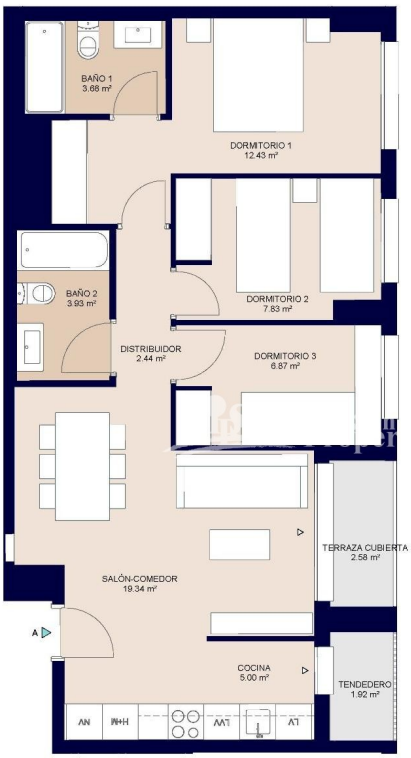
Las infografías de las fachadas, elementos comunes y restantes espacios orientativas y podrán ser objeto de verificación o modificación en los proyectos técnicos.

El mobiliario de las infografías no está incluido. Los acabados, calidades, colores, equipamiento, aparatos sanitarios y muebles de cocina son una aproximación meramente representativa y el equipamiento de las viviendas será el indicado en la memoria correspondiente memoria de calidades.

La certificación energética se corresponde con la establecida en proyecto sin rremite.

El número de peldaños de escalera dibujados en este plano es orientativo, pudiendo variar durante el proceso constructivo por necesidades técnicas o adaptación a la topografía real de la parcela.

Toda la información y entrega de documentación se llevará a cabo conforme a lo dispuesto en el Real Decreto 515/1989 y demás normativa que pudiera complementarlo ya sean de carácter estatal o autonómico.



ESCALA GRÁFICA
0 1 5m

El presente plano comercial, que incluye una parte gráfica y datos relativos a las superficies, puede ser objeto de modificaciones ordenadas por los organismos públicos competentes y/o exigencias técnicas o jurídicas, siempre y cuando estén justificados y no supongan alteraciones sustanciales. El mobiliario mostrado no está incluido y el equipamiento del inmueble será el indicado en la correspondiente memoria de calidades

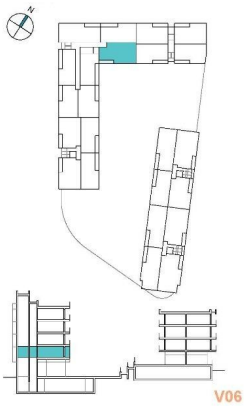
PROVISIONAL

Portal 2. P01 - A

Superficies:

Vivienda 3d

Superficie útil interior	61,52m²
Superficie útil terrazas	4,50m²
Superficie construida interior	72,08m²
Superficie construida incluidas ZZCC	82,28m²



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