



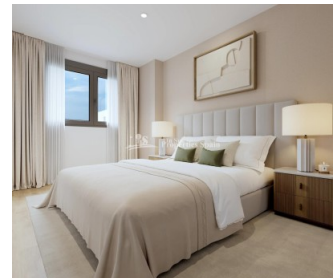
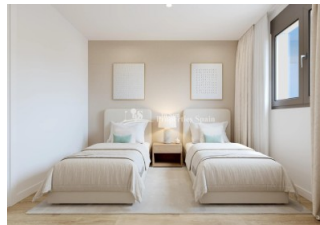
REF: # 12852

ALICANTE (ALICANTE CITY CENTRE)



INFO

PRICE:	270.000 €
PROPERTY TYPE:	Apartment
CITY:	Alicante (Alicante City Centre)
BEDROOMS:	3
Bathrooms:	2
Build (m2):	82
Plot (m2):	-
Terrace (m2):	4
Year:	
Floor:	-
Old price	-



DESCRIPTION

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 82m2 apartment consists of 3 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.



STYLE	VIEWS	DISTANCE TO :	FURNITURE
• Modern • Contemporary	• Panoramic views	Beach : 6 Km Airport: 20 Km Town center : 2 Km	• Not furnished
PARKING	FLOORING	KITCHEN	GARDEN AND TERRACES
<u>Parking no Cars: 1</u>	• Tile floors • Stone floors	• Open kitchen	• Play Ground • Landscaped • Fenced • Communal Garden
EXTRA			
• Built in wardrobes • Alarm • Reinforced door • Double glazed windows • Lift			















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



Documentación informativa en carácter consultivo y meramente orientativa sobre las modificaciones propuestas por el promotor de orden técnico, jurídico y comercial de la Dirección General de Urbanismo.

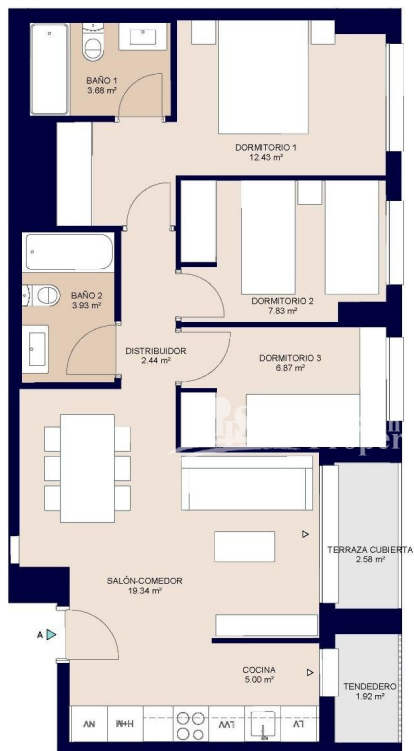
Las imágenes de las fachadas, interiores, exteriores y sistemas de calefacción y refrigeración son meramente orientativas y pueden sufrir modificaciones en la ejecución de los proyectos definitivos.

El contenido de las fotografías no está incluido. Los acabados, materiales, colores, equipamiento, plantas, jardines, muebles de cocina son una aproximación meramente ilustrativa y el equipamiento de las viviendas será el indicado en la correspondiente memoria de acabados.

La certificación energética se corresponde con la obtenida en proyectos similares.

El número de plantas de ascensor y el número de plantas de estacionamiento, 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 1073/2008 y demás normas que regulen el procedimiento, en todo de acuerdo con la legislación autonómica.



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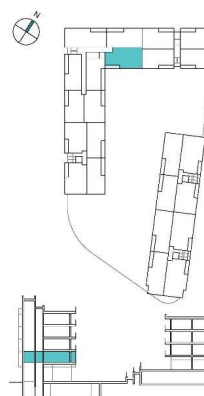
El presente plano comercial, que incluye una parte gráfica y datos relativos a las superficies, puede ser objeto de modificaciones ordenadas por los organismos públicos competentes y/o exigencias técnicas o jurídicas, siempre y cuando estén justificadas y no supongan alteraciones sustanciales. El mobiliario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



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



V06









"OUR EXPERIENCE IS YOUR GUARANTEE"