



REF: # 12854

ALICANTE (ALICANTE CITY CENTRE)



#### INFO

PRICE:	232.500 €
PROPERTY TYPE:	Apartment (Penthouse)
CITY:	Alicante (Alicante City Centre)
BEDROOMS:	2
Bathrooms:	2
Build ( m2 ):	71
Plot ( m2 ):	-
Terrace ( m2 ):	5
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 Wonderful Penthouse 71m2 apartment consists of 2 bedrooms, 2 bathrooms, open plan lounge/kitchen/dining area, private 5m2 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 Agustín - Pau II combines elegant design with an unbeatable location.

#### ENERGETIC CERTIFIED



<b>STYLE</b> <ul style="list-style-type: none"><li>• Modern</li><li>• Contemporary</li></ul>	<b>VIEWS</b> <ul style="list-style-type: none"><li>• Panoramic views</li></ul>	<b>DISTANCE TO :</b> <div>Beach : 6 Km</div> <div>Airport: 20 Km</div> <div>Town center : 2 Km</div>	<b>FURNITURE</b> <ul style="list-style-type: none"><li>• Not furnished</li></ul>
<b>PARKING</b> <div>Parking no Cars: 1</div>	<b>FLOORING</b> <ul style="list-style-type: none"><li>• Tile floors</li><li>• Stone floors</li></ul>	<b>KITCHEN</b> <ul style="list-style-type: none"><li>• Open kitchen</li></ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"><li>• Play Ground</li><li>• Landscaped</li><li>• Fenced</li><li>• Communal Garden</li></ul>
<b>EXTRA</b> <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Reinforced door</li><li>• Double glazed windows</li></ul>			











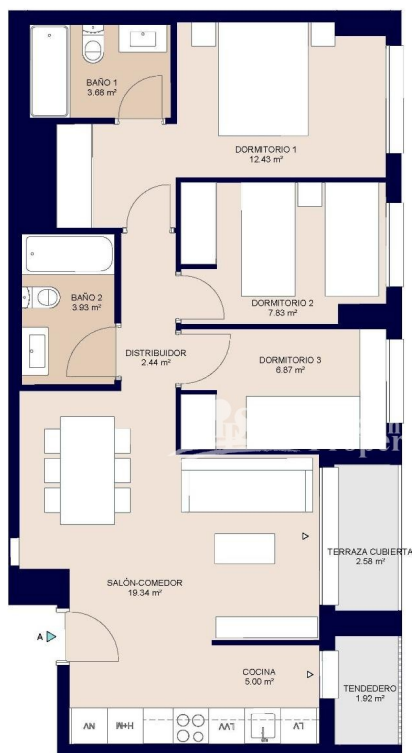












ESCALA GRÁFICA

0 1 2m

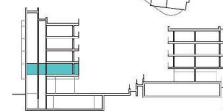
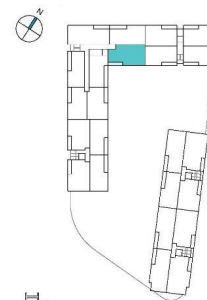
El presente plano comercial, que incluye una parte gráfica y datos relativos a las superficies, puede ser objeto de modificaciones ordenadas por los organismos públicos competentes y/o exigencias técnicas o jurídicas, siempre y cuando estén justificadas y no supongan alteraciones sustanciales. El mobiliario 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



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



Documentación informativa en carácter consultivo e informativo, sujeta a modificaciones técnicas por exigencias de orden técnico, jurídico o comercial de la dirección facultativa o autoridad competente.

Las fotografías de las fachadas, elementos constructivos e interiores representados y podrán ser objeto de verificación o modificación en los proyectos técnicos.

El inventario de las fotografías no está incluido. Los acabados, materiales, colores, equipamiento, aparatos sanitarios y muebles de cocina son una aproximación meramente representativa y el equipamiento de las viviendas será el resultado de la correspondiente memoria de instalaciones.

La certificación energética se corresponde con la establecida en proyecto en marcha.

El número de plantas de vivienda dispuestas en este plano es orientativo, pudiendo variar durante el proceso constructivo por necesidades técnicas o ajustándose a la topografía real de la parcela.

Toda la información y entrega de documentación de hecho a todo conforme a lo dispuesto en el Real Decreto 1153/2008 y demás normativas que regulen, complementando por sean de carácter estatal o autonómico.

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