



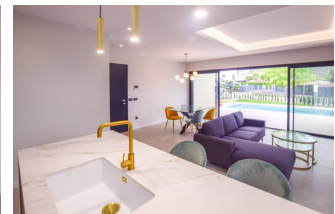
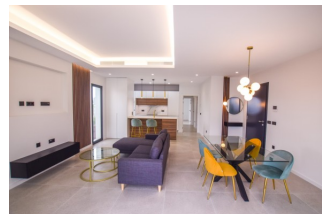
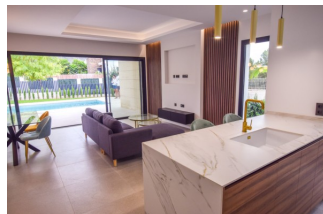
REF: # 13148

LA NUCIA/POLOP



#### INFO

|                 |                |
|-----------------|----------------|
| PRICE:          | 495.000 €      |
| PROPERTY TYPE:  | Villa          |
| CITY:           | La Nucia/Polop |
| BEDROOMS:       | 3              |
| Bathrooms:      | 2              |
| Build ( m2 ):   | 100            |
| Plot ( m2 ):    | 400            |
| Terrace ( m2 ): | -              |
| Year:           | -              |
| Floor:          | -              |
| Old price       | -              |



#### DESCRIPTION

Are you looking for the perfect house in Polop with stunning mountain views? Detached single-story villas are the ideal option for you. Each one offers a modern and functional design, featuring 3 bedrooms, 2 bathrooms, and a private 3x6 meter pool for you to enjoy at any time. These homes not only stand out for their style and comfort but also for their energy efficiency, thanks to 5kW solar panels and high-quality insulation systems. The facade combines natural stone and white plaster, providing elegance and durability that lasts over time. They include a complete electrical installation of 9.2 kW, video intercom, heating/cooling climate control, ventilation with heat recovery, and a hot water system using aerothermal pumps, all designed for your comfort and savings. The dimmable lighting and exterior details, such as LED strips in the pergola, make every corner special. Don't miss the opportunity to live in a modern, efficient villa with views that will captivate you. Contact us today and make your dream home in Polop a reality!

#### ENERGETIC CERTIFIED





## PROPERTY GALLERY















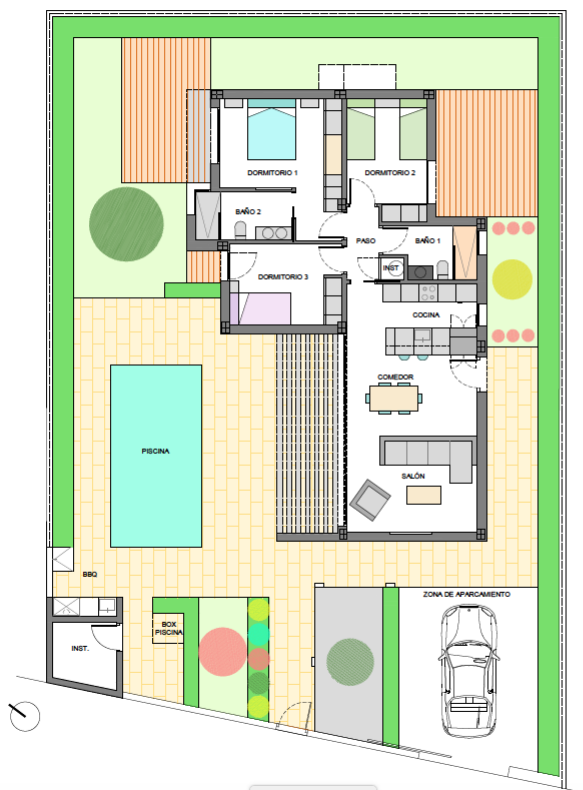








PARCELA 119. PLANTA BAJA CON PARCELA



| SUPERFICIE COMPUTABLE             |                |                  |
|-----------------------------------|----------------|------------------|
| PLANTA BAJA                       | Sup. útil (m²) | Sup. Const. (m²) |
| Salón-Comedor-Cocina              | 34,94          | 100,08           |
| Paseo y cuarto de instalaciones   | 3,08           |                  |
| Dormitorio Principal (1)          | 14,52          |                  |
| Dormitorio 2                      | 9,92           |                  |
| Dormitorio 3                      | 9,62           |                  |
| Baño 1                            | 4,79           |                  |
| Baño 2                            | 5,13           |                  |
| <b>TOTAL PLANTA BAJA</b>          | <b>82,00</b>   | <b>100,08</b>    |
| SUPERFICIE EXTRA (ANEXOS PARCELA) |                |                  |
| PLANTA BAJA ANEXOS                | Sup. útil (m²) | Sup. Const. (m²) |
| Instalaciones                     | 4,28           | 6,10             |
| <b>TOTAL PLANTA BAJA ANEXOS</b>   | <b>4,28</b>    | <b>6,10</b>      |
| OTRAS SUPERFICIES                 |                |                  |
| Pérgola bioclimática vivienda     |                | 13,60            |
| Zona de aparcamiento              |                | 26,38            |
| Lámina de agua de piscina         |                | 18,00            |
| Superficie de parcela             |                | <b>400,34</b>    |
| Edificabilidad/Ocupación (25,00%) |                | <b>100,08</b>    |

"OUR EXPERIENCE IS YOUR GUARANTEE"