



**Property type :** Duplex

**Location :** Gran Alacant

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 75 m<sup>2</sup>

**Plot area :** 100 m<sup>2</sup>

**Airport :** 10 mins

**Beach :** 5 mins

**City :** 15 mins

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Mains Sewerage

✓ Mains Electric

✓ Walking Distance To Town

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

New Build in Gran Alacant, 2/3 Beds, 2 Bath, Communal Pool. Only 5 Mins from the Beach.

We are proud to present a brand-new development in Gran Alacant. These are houses of linear and modern design both inside and outside. It is characterized by its large front glass that provides natural light to the house practically all day. The houses are distributed in two heights duplex, with a staircase of wooden steps in linear and simple finishes. Outside, it has a 25 m2 garden, parking and a backyard. Vision has a space which can be configured in different distributions. 2 or to 3 bedrooms, separate kitchen or American, 1 or 2 bathrooms or the option to choose large open and open areas instead of bedrooms. Vision offers the possibility of distributing the rooms of the house according to the preferences of each client, there are several design possibilities.

- Option A with 2 bedrooms and 1 bathroom - 164,500
- Option B with 2 bedrooms and 2 bathrooms - 174,500
- Option C with 3 bedrooms and 2 bathrooms - 175,500

#### FINISHES

- Ceramic floor of first quality.
- High security main door with 5 anchor points.
- White sliding windows with thermal bridge break and shutters Climalit throughout the house except bathrooms.
- Plastic plastic smooth walls and ceilings in white.
- Post-formed DM kitchen furniture and compact quartz countertop included.
- Pre-installation of air conditioning through ducts throughout the house.
- Included water heater Aerothermo (renewable energy system).
- Parking space on the surface.

#### A PLACE FOR LIVING INTENSE EXPERIENCES

Fine sandy beaches like El Carabassí Beach that combine sand dunes and pine groves, with the possibility to do nautical sports in authorized spaces. It also has a large maritime promenade in Arenales del Sol, which becomes populated with walkers, cyclists and runners.

#### PEACEFUL ENVIRONMENT AND OVERFLOWING NATURAL PLACES FOR RELAXING

Close to the Clot de Galvany, where you can discover many routes for getting to know different environments. There are various lookout points for everyone's enjoyment in Gran Alacant and El Faro or the small fishing town of Santa Pola, rich in artistic heritage.

#### ALL SERVICES AT YOUR DISPOSAL

Endless services and infrastructures in the area such as: Shopping centers, shops, flea market, leisure areas, sports centers, schools, medical services, pharmacies, banking entities, administrative offices, library, church, parks, etc.

#### DISTANCES

Less than 5 minutes to the beach.

Less than 10 minutes to the airport, linked by highways and roads.

Less than 15 minutes to the city center of Alicante and Elche.