



**Property type :** Duplex

**Location :** Gran Alacant

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 2

**Year built :** 2021

**Swimming pool :**

**Garden :** Private

**Orientation :** East

**Parking :** Driveway

**House area :** 118 m<sup>2</sup>

**Plot area :** 90 m<sup>2</sup>

**Solarium area :** 30 m<sup>2</sup>

**Airport :** 10

**Beach :** 5

**City :** 2

**Golf :** 10

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ Solarium

✓ Mains Electric

✓ Double Glazing

✓ Fenced Plot

✓ White Goods

✓ Mains Water

✓ Walking Distance To Town

✓ Terrace

✓ Mains Sewerage

We are pleased to present these newly released Duplex townhouses, just 5 minutes from the Beach, 10 Minutes to the Airport & Alicante city, and 2 minutes from the Centro commercial shopping centre of Gran Alacant. The ideal location for a new home, a holiday home or a holiday letting. With a community Pool, and everything within just a few minutes from the property.

It is a house that fuses the linear and modern design that characterizes our well-known models. These duplexes have the benefit of not having neighbours behind or in front, with views of the swimming pool that the residential property has.

This model has two interior distribution options, obtaining up to 3 bedrooms and a solarium terrace with private access from the house.

In one of the bedrooms, there is a large front glass that brings natural light to the house practically throughout the day. The houses are distributed in two heights, duplex type, with a staircase of steps in linear and simple finishes.

Outside, it has a 30 m2 parking garden and a backyard. It has a community pool.

The design allows you to configure the home in 2 different interior distribution options.

The house can be distributed with 2 or 3 bedrooms, with a semi-independent or American kitchen, 3 bathrooms and a private solarium in each house. The interior finishes of the house will be made up of porcelain materials in warm tones from Porcelanosa, with high kitchen cabinets and appliances included

#### COMBINATIONS OF THE HOUSE:

- Option Ground floor A with a bedroom, kitchen incorporated in the living room and a bathroom + Upstairs with 2 bedrooms en suite, each with an interior bathroom + solarium.
- Option Ground floor B with semi-open kitchen, living room and a bathroom + Upper floor with 2 bedrooms en suite, each one with interior bathroom + solarium.

#### QUALITIES AND FINISHES

- Top quality porcelain floor.
- High security armored main door with 5 anchor points.
- White sliding windows with thermal bridge break and Climalit blinds throughout the house except bathrooms.
- Post-formed DM kitchen furniture, compact quartz countertop and appliances included.
- Pre-installation of air conditioning ducts throughout the house.
- Air heater included (renewable energy system).
- Parking space on the surface.

#### The Best Location:

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.

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.