



**Property type :** Duplex

**Location :** Elche

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 160 m<sup>2</sup>

**Airport :** 15 mins

**Beach :** 20 mins

**City :** walking

**Golf :** 15 mins

- |                                       |                    |                            |
|---------------------------------------|--------------------|----------------------------|
| ✓ Fast Internet & Phone               | ✓ Mains Electric   | ✓ Mains Water              |
| ✓ Pre-install For Central Heating     | ✓ Air Conditioning | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot      | ✓ Garage                   |
| ✓ Utility Room                        | ✓ Terrace          | ✓ Partially Furnished      |
| ✓ Mains Sewerage                      |                    |                            |

This charming duplex in Elche offers a comfortable and convenient lifestyle in an exceptional location. With four bedrooms, including two doubles, and two bathrooms, this home is perfect for families or those looking for additional space for guests or to work from home.

Upon entering the property, you will be greeted by a spacious living room that extends onto a bright terrace decorated with plants, offering a relaxing and cozy outdoor environment. The terrace is perfect to enjoy the Mediterranean climate and to grow plants or have an outdoor recreational space.

The kitchen, with its independent exit to the patio, is spacious and functional, providing an ideal environment to prepare delicious meals and enjoy them outdoors on the patio.

The property includes a large garage space with an independent enclosure, which allows you to park two motorcycles and a car with total comfort and security.

The interior of the duplex is decorated with marble floors and wooden interior carpentry, which gives it a touch of elegance and warmth. Climalit aluminum windows offer thermal and acoustic insulation, guaranteeing a comfortable environment at all times. For greater comfort, the duplex has air conditioning on both floors, as well as pre-installation for heating throughout the house and a piped music system, allowing you to enjoy a pleasant and personalized atmosphere at all times.

The community payment is very low, which is an added advantage for the owners. In addition, the location of the property is exceptional, as it is close to a wide range of services, including swimming pools, sports areas, a health center, schools and supermarkets, which provides greater comfort and quality of life to its residents.

In short, this duplex in Elche is a unique opportunity for those looking for a comfortable home, well located and with all the necessary amenities to enjoy a full and comfortable life in this charming Spanish city.

