



**The property is distributed over two floors, with 4 bedrooms, 3 bathrooms**

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*Spain, Costa Blanca*

<b>Price:</b>	<b>€ 576 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	4
<b>Land area</b>	295 m2
<b>Area</b>	151 m2
<b>Category</b>	For sale



The property is distributed over two floors, with 4 bedrooms, 3 bathrooms and an open plan kitchen incorporated in the living room. It also has a large terrace on the first floor. The ground floor has a porch that allows to enjoy outdoors the good weather that characterizes the area of Gran Alacant. It is a two-storey detached villa, built with top quality materials. There is the possibility of personalising the finishes of the property and it has a large terrace on the first floor of 20m2 and a porch of 20m2. It is built independently, thus obtaining a high level of privacy in the house. It is designed in a sustainable way with the latest technologies, security and habitability measures as well as all the tools to reduce the environmental impact. In this way, it provides a high degree of energy savings. The villa is characterised by its functional and carefully designed layout around the 151m2 built area. The lighting is provided by the large windows on the main façades, designed so that there is a perfect integration between the interior and exterior spaces of the house, achieving great luminosity throughout the day. The construction is carried out on a plot of 375 m2, it has a large open plan kitchen integrated in the living room of 46m2, 1 bedroom on the ground floor and 3 on the first floor, with 3 bathrooms. There is the additional possibility of building a private swimming pool on the plot. On fine golden sandy beaches such as El Carabassí, formed by a system that combines dunes and pine forests, with the possibility of doing water sports in areas set up for this purpose. It also has a long promenade in Arenales del Sol, which is populated by walkers, cyclists and skaters. - Flooring: option of top quality ceramic tiles or floating floor. - High security armoured front door with 5 anchor points. - White windows with thermal break and Climalit blinds throughout the property, except bathrooms. - Smooth plastic paint on walls and ceilings in white. - Toilets with double flushing device and walk-in shower model. - Post-formed DM kitchen furniture, colour to choose, and compact quartz worktop included. - Pre-installation of ducted air conditioning throughout the house. - Aerothermal heater included (renewable energy system). - Plot delimited with exposed block enclosure. - Pedestrian and vehicle gate. - Surface parking space. - Optional additional swimming pool. Prices (excluding VAT): from 576.000€.

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