



**Property type :** Villa

**Location :** Gran Alacant

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 73 m<sup>2</sup>

**Plot area :** 151 m<sup>2</sup>

**Airport :** 10 mins

**Beach :** 5 mins

**City :** 15 mins

**Golf :** 15 mins

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Fenced Plot

✓ Mains Electric

✓ Walking Distance To Town

✓ Not Furnished - By Negotiation

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Mains Sewerage

Levante is a new concept of property based on functionality and flexibility, located in Gran Alacant. We offer you many possibilities of distribution on ground floor and first floor, and a great space outside for your entertainment.

Modern, comfortable, bright and ecological house with top qualities are just some of the features of the property Levante.

Furthermore, we offer the possibility of distributing the rooms according to the desired preferences.

1, 2 or 3 Bedrooms, 1 or 2 bathrooms, separate kitchen, or open plan.

- Option Ground floor A + Upper floor A with 2 bedrooms and 1 bathroom
- Option Ground floor A + Upper floor B with 2 bedrooms and 2 bathrooms
- Option Ground floor A + Upper floor C with 3 bedrooms and 2 bathrooms
- Option Ground floor B + Upper floor B with 1 bedroom and 2 bathrooms
- Option Ground floor B + Upper floor C with 2 bedrooms and 2 bathrooms

#### FINISHES

- Flooring: option of first quality ceramic tiles or laminate flooring.
- High security main door with 5 anchor points.
- White windows with thermal bridge break and shutters Climalit throughout the house, except bathrooms.
- Smooth plastic paint on walls and ceilings in white.
- High pressure laminate kitchen furniture brand DM and compact quartz countertop included, both materials have different options to choose from.
- Pre-installation of air conditioning ducts throughout the house.
- Included water heater Aerothermo (renewable energy system).
- Optional Swimming pool of 6x3m. Includes water filters, interior light and independent pump room on the plot.
- 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.