



**Property type :** Villa

**Location :** Gran Alacant

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 169 m<sup>2</sup>

**Plot area :** 370 m<sup>2</sup>

**Airport :** 10 mins

**Beach :** 5 mins

**City :** 15 mins

**Golf :** 20 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

Miró is a modern, bright, and spacious design house with 169m<sup>2</sup>. It has 4 bedrooms and it is divided into double height.

Master bedroom with dressing room. Study-Office. Plots from 370 square meters.

The Villas are built independently, thus obtaining a high level of privacy in the home. It is designed in a sustainable way with the latest technologies, security measures and habitability in addition to all the tools to reduce the environmental impact. In this way, it provides a high degree of energy savings.

The construction is carried out on a 370 m<sup>2</sup> plot, it has a large American kitchen integrated into a large 60m<sup>2</sup> living room and dining area, 1 bedroom on the ground floor with ensuite bathroom and walk through wardrobe, and 3 bedrooms on the first floor, one with ensuite bathroom and a family bathroom. There is the additional possibility of building a private pool on the plot.

#### QUALITIES AND FINISHES OF VILLA.

-Floor: option to top quality ceramic stoneware or floating flooring.

-High security armoured main door with 5 anchorage points.

-White windows with broken thermal bridge and Climalit shutters throughout the house, except bathrooms.

-Smooth plastic paint on walls and ceilings in white.

-Toilets with double discharge device and walk-in shower model.

-DM post-formed 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).

-Defined plot with exposed block enclosure.

-Pedestrian and vehicle door.

-Surface parking space.

-Optional additional pool

#### LOCATION

A place to live intense experiences.

On fine golden sand beaches such as El Carabassí formed by a system that combines dunes and pine forests, with the possibility of practicing water sports in spaces designated for it. It also has a long promenade in Arenales del Sol, which is populated by walkers, cyclists and skaters. In a quiet environment full of nature for your relaxation

Close to places such as the Clot de Galvany, where you can enjoy its routes with an interesting diversity of environments. Viewpoints of Gran Alacant and El Faro or the fishing town of Santa Pola rich in artistic heritage.

Endless services and infrastructures in the area, which include a shopping center, shops, flea market, leisure areas, school, sports center, medical services, pharmacy, banks, administrative offices, library, church, parks, etc.

Less than 5 minutes from the beach.

Less than 10 minutes from the airport, linked by highway and highway.

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