





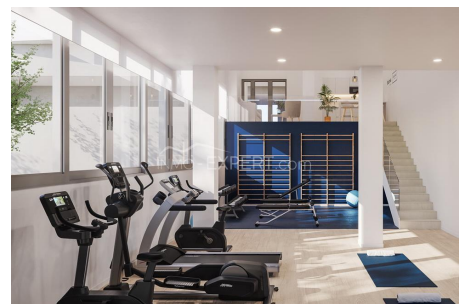
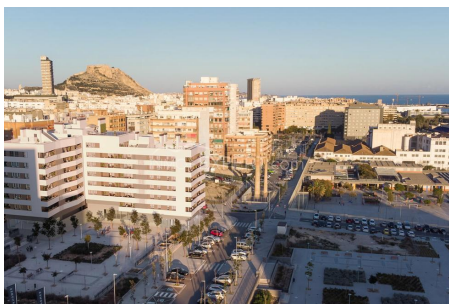
## Exclusive new construction complex

Alicante, Alicante

 71,09 m<sup>2</sup> Built Area    1 Living Room    2 Bedrooms    1 Bathroom

€ 282,000

ID1/0844



# Description

## LOCATION:

Located in Benalúa Sur, on Avenida Catedrático Soler, this place offers you incomparable proximity to the sea, providing spectacular views and open spaces full of natural light. In addition, it has all urban services within walking distance, as well as convenient access to roads, trains and the airport through practical connections. Located in an area surrounded by services, green and recreational areas, schools, health centers, supermarkets and large shopping centers, Balmís offers you a variety of options that make it unique.

## COMPLEX:

Your new home is part of a complex that provides you with exceptional amenities. You'll enjoy a rooftop pool, adjoining solarium, and a community room equipped with a kitchen, lounging area, and a spacious gym so you can stay in shape without leaving the building. In addition, the development includes space for bicycles, convenient community parking and private storage rooms. The outdoor pool on the roof will be covered with a non-slip material and will have a perimeter pavement made of non-slip technological flooring. Presence detectors with low-consumption LED lighting will be installed in the common areas and on the building's floors. Elevators will provide access from the garage to the homes. In addition, your new house in Balmis will incorporate the SATE system on the facades, thus guaranteeing the protection of your home against extreme weather conditions.

Thinking about your well-being, the pool of your new home in Balmis will be treated with saline chlorination, thus avoiding the use of chemical chlorine and its possible adverse effects on health and the environment.

## ESTATE:

The interior of these rooms is characterized by its elegance and functionality. You will have vinyl flooring with an imitation wood finish, finished with white skirting boards that combine perfectly with the interior carpentry. The walls will be painted with smooth plastic paint, and a continuous false ceiling will be installed throughout the home, finished in plastic paint. The kitchen will be delivered with a modern design and high-capacity wall and base units, equipped with an induction hob, filter group, integrated oven and microwave, compact quartz countertop or similar, and undermount stainless steel sink with single-lever taps and lighting. LED. All bathrooms will have porcelain stoneware covering on walls and floors, and will be equipped with suspended furniture, shower trays with thermostatic taps and screen, suspended sinks, bathtub in the secondary bathroom and LED ceiling lighting. The terrace of your home will be covered with special non-slip stoneware for outdoors and will include lighting points and power outlets as well as water and TV connections in the solariums.

The access door to the home will be armored, equipped with an optical peephole and security lock. The interior doors of the home will have a white lacquer finish and handles finished in steel color. In general, they will be foldable, except in those cases in which it is advisable to install them with sliding doors to improve the use of the room to which they give access. Block-type modular built-in wardrobes with folding doors, except in those cases where it is decided to install sliding doors due to the distribution of the home. The closet doors will have a white lacquer finish to match the rest of the interior carpentry and will be equipped, internally, with a trunk shelf and a hanging shelf.

## MOD CONS:

Your new home will incorporate advanced technologies to guarantee your comfort and well-being. You will enjoy a highly energy efficient system for domestic hot water (DHW), which extracts energy from the air and transfers it to the water using a heat pump. In addition, you will have double glazing to improve thermal and acoustic insulation, as well as hot-cold air conditioning through ducts in the living room and bedrooms.

A ventilation system will be installed to ensure indoor air quality. The carpentry will have PVC or aluminum profiles with thermal break for better insulation. The aluminum roller blinds will be equipped with injected insulation and will be manually operated in the bedrooms. The entrance and exit door to the garage will be automatic, with an anti-crush safety device and remote control. Pre-installation of charging socket for electric vehicles.

Additionally, with the Select service, you can customize various aspects of your new home according to your preferences.

#### DISTANCES:

This privileged location puts you just:






2.3 km from Postiguet beach  
1.7 km from San Gabriel Beach  
900 m from the port  
1.6 km from center  
1.1 km from the Golden Mile  
1 km from the AVE station  
900 m from the bus station  
900 m from the Corte Inglés.

In addition, you will have at your disposal a wide range of schools, supermarkets, pharmacies, gyms, medical centers, parks, restaurants and leisure and cultural options, all at your fingertips.

## General

- Built Area: 71,09m<sup>2</sup>
- Floors: 1
- Bedrooms: 2
- Bathrooms: 1
- Living rooms: 1
- Year of construction: 2024
- Condition: new
- Sea view
- Open views
- km. to the sea: 1,7
- km. to the city center: 1,6
- km. to the supermarket: 0,1
- Orientation: north

## Outdoor



-  Pool
-  Gym
-  Elevator
-  Parking space
-  Storage room

## Indoor

-  Air Conditioner

-  Heating

## Additional

-  Internet
-  Security door