

# 1st line with direct access to the beach · In construction · Apartments ground floor

Alicante, Denia

 116 m<sup>2</sup> Built Area  1 Living Room  3 Bedrooms  2  
Bathrooms

€ 425,000

ID1/0756



# Description

In marketing, a new beachfront apartment complex is being introduced, located on the first line with direct access to the beach at KM 6 of Las Marinas, Els Molins Beach.

The development consists of 3 blocks (100 apartments) with communal garden areas, a swimming pool, and a children's play area. The apartments have 2 and 3 bedrooms, with underground parking spaces and storage rooms, and offer various orientations. There are a total of four levels.

Archaeological excavations were conducted on the development site, leading to the discovery of a Roman villa from the 1st to 4th centuries AD. Part of this villa will be partially reconstructed as an archaeological heritage site in accordance with current regulations.

Key features include:

- Motorized exterior blinds in the living room and bedrooms
- Armored entrance door to the apartment
- Suspended porcelain vitrified sanitary appliances with built-in cistern
- Flat resin shower trays
- Fitted wardrobes with hanging bar, drawers, and LED interior lighting
- Hot water production through Aerothermal energy, providing renewable and non-polluting energy with lower energy consumption
- Pre-installation of ducted air conditioning in the living room and bedrooms
- Curtain rods in the living room and bedrooms
- Fully fenced development with spacious landscaped communal areas, two pools including a children's pool
- Exterior parking for bicycles
- Pre-installation for vehicle charging in the parking area according to regulations

Prices:

Ground floor apartments with large terraces, 2 bedrooms, and 2 bathrooms, with a built area from 81 m<sup>2</sup> and an uncovered terrace from 33 m<sup>2</sup>: starting from €305,000

Ground floor apartments with 3 bedrooms and 2 bathrooms, with a built area from 96 m<sup>2</sup> and an uncovered terrace from 20 m<sup>2</sup>: starting from €375,000

Intermediate level apartments with 2 bedrooms and 2 bathrooms, with a built area from 82 m<sup>2</sup>: starting from €295,000

Intermediate level apartments with 3 bedrooms and 2 bathrooms, with a built area from 91 m<sup>2</sup>: starting from €365,000

Duplex penthouses with 3 bedrooms and 2 bathrooms, with a built area from 92 m<sup>2</sup> and an open terrace from 34 m<sup>2</sup>: starting from €499,000

Parking space and storage room (optional): €12,000

Direct access to Els Molins Beach with an average occupancy rate of 30 to 70% during peak season. Els Molins Beach is annually awarded the Blue Flag, confirming the purity of the seawater and the range of services it offers.

The beach has an average width of 40 meters, with golden sand and calm waters, making it ideal for families. The entry into the sea is convenient for the elderly and those with reduced mobility.

Simultaneously, it is frequented by people engaged in water sports such as Windsurfing, Kitesurfing, and Paddle Surfing.

Several restaurants and beach bars are available in the area:

- Cova del Mero
- Noguera
- Estanyó

Contact us for information on available units, delivery schedules, payment methods, and to arrange a visit to the development. You will have the opportunity to see the show apartment to appreciate the finishes and quality of the promotion.

## General

- Built Area: 116m<sup>2</sup>
- Floors: 1
- Bedrooms: 3
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 2023
- Condition: new
- 1st line on the sea coast
- Sea view
- Mountain View
- Open views
- km. to the city center: 6,3
- km. to the supermarket: 0,95

## Outdoor

-  Pool
-  Shared garden
-  Elevator
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Laundry Room
-  Air Conditioner

## Additional

-  Alarm
-  Security door