

Villas Fox  
Established 2014  
(0034) 965 720 198








# REF 1561

2-BEDROOM, 2-BATHROOM GROUND-FLOOR  
APARTMENT, BALCÓN DE SAN MIGUEL, SAN  
MIGUEL DE SALINAS

## 99,900€



Town (municipio)	Zone (zona)						Size m2	Plot (parcela) m2	Comm Fees (gastos com)	Year (año)	Kwh /m2 año	KgCO2 /m2 año
San Miguel de Salinas	Town centre	2	2	✓	✗	W	74		489 € p.a.	2005	G	E

Villas Fox S.L. C/Pablo Picasso, 7, 03193 San Miguel de Salinas, Alicante  
info@villasfox.com www.villasfox.com +34 965720198 mobile +34 679012651

AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ Communal patio garden
- ✓ Elevator
- ✓ Fibre-optic internet available in this area
- ✓ Ground floor
- ✓ Near bars and restaurants
- ✓ Near medical centre
- ✓ Near schools
- ✓ Open-plan kitchen
- ✓ Swimming pool (communal)
- ✓ 2 airports within 45 minutes drive
- ✓ Direct listing with Villas Fox
- ✓ Exclusive to Villas Fox clients
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Intercom door entry system
- ✓ Near golf courses
- ✓ Near public transport
- ✓ Near supermarket
- ✓ Patio (open)
- ✓ West-facing

### DESCRIPTION

SOLD (SUBJECT TO CONTRACT). This ground-floor, 2-bedroom, 2-bathroom apartment is in excellent condition and ready to move into! Featuring an open-plan kitchen with adjacent patio area accessible via patio doors, and a balcony accessible via additional patio doors leading from the lounge. The master bedroom features an en-suite bathroom, and the other bedroom is separated from the main bedroom by the lounge area and a corridor. The building is modern with a well-maintained communal swimming pool, and is very conveniently located for all the amenities that this very popular Spanish town has to offer! The Balcón de San Miguel residential complex has proven to be extremely popular with our clients. Only a short drive to golf, beaches and shopping centres! Available exclusively from Villas Fox, so call us today to arrange a viewing!

### IMPORTANT INFORMATION

Please note that prices shown are exclusive of sales tax (in Alicante 10%, or 8% for Spanish buyers under the age of 35) and notary, registry and solicitor costs (typically 2,500-4,000 euros). If the property is a new-build (obra nueva) an additional 1.5% AJD tax is payable. All information given is a guide only. Properties can be reserved by payment of a reservation deposit, and signing of a reservation contract. Any furniture or electrical items included in the sale are sold as second-hand items without guarantee unless otherwise stated. The prices are INCLUSIVE of agent fees, ie the buyer does not pay an estate agency fee when purchasing with Villas Fox. We are proud members of APIAL (Asociación de Agentes de la Propiedad Inmobiliaria y Agentes Inmobiliarios de la Provincia de Alicante) which is an official register of professional estate agents that are properly insured, qualified, experienced and fully legal, for your protection.