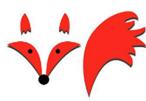


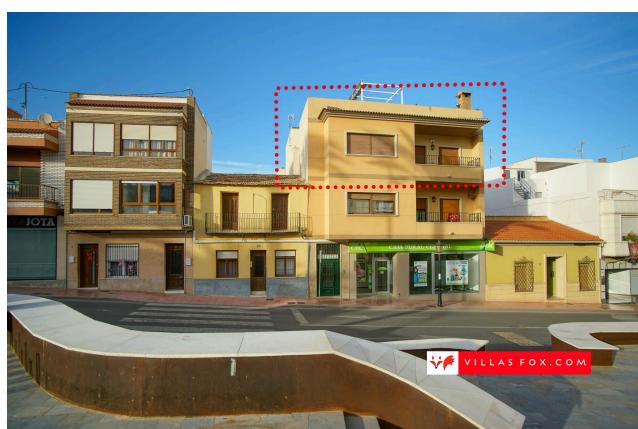
REF 1301

Villas Fox
Established 2014
(0034) 965 720 198



LUXURY 3-BEDROOM APARTMENT OCCUPYING
THE TOP FLOOR OF A MODERN BUILDING IN SAN
MIGUEL DE SALINAS WITH SOLARIUM, ELEVATOR
AND GARAGE

294,500€



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	3	3				194		1200 € p.a.	2006		

Villas Fox S.L. C/Pablo Picasso, 7, 03193 San Miguel de Salinas, Alicante

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AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ 360 degree virtual tour or photos available on our website
- ✓ Air-conditioning (ducted, untested)
- ✓ Central heating with radiators
- ✓ Conservatory
- ✓ Elevator
- ✓ Fibre-optic internet available in this area
- ✓ Galeria (utility room)
- ✓ Great views
- ✓ Near bars and restaurants
- ✓ Near medical centre
- ✓ Near schools
- ✓ Pantry
- ✓ Second floor
- ✓ Solarium (private)
- ✓ Store room
- ✓ 2 airports within 45 minutes drive
- ✓ A video of this property is available on the Villas Fox Youtube Channel
- ✓ Balcony
- ✓ City views
- ✓ Direct listing with Villas Fox
- ✓ Exclusive to Villas Fox clients
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Garage
- ✓ Intercom door entry system
- ✓ Near golf courses
- ✓ Near public transport
- ✓ Near supermarket
- ✓ Private parking for two to three cars
- ✓ Separate kitchen
- ✓ Space in the kitchen for a dining table
- ✓ Top floor

DESCRIPTION

A superior 3-bedroom, 3-bathroom occupying the entire top floor of a modern 2-storey building with elevator in the very heart of San Miguel de Salinas. With captivating views of the church square from the lounge on one side and the views across the town and towards the countryside from the covered terrace on the other side, and also from the private solarium too! (The solarium is divided between the two apartments on the second and first floors). We have provided a 360° virtual tour with 3D model and floor plans to allow you to visualise yourselves living in this amazing property! With a total floor size of 194 m², and with 3 parking spaces in the underground car park accessible via the elevator, and with an additional store room on the solarium, you will not be short of space! The main bedroom occupies a floor space of approximately 37 m², with an additional 10 m² allocated to the en-suite bathroom. The other two bedrooms share a family bathroom, and there is an additional WC. Ducted air-conditioning and central heating will ensure you are always at a comfortable temperature whatever the weather, and extra features such as the centralised vacuum cleaning system will make your life easier. The separate, fully-fitted kitchen with breakfast bar and pantry is located adjacent to the large covered terrace (measuring approximately 35 m²) which is a great place to entertain your guests and enjoy the view. But the same view can be enjoyed from the kitchen window and patio doors too. With walnut flooring and an exceptional level of finishing throughout, this is a truly luxurious apartment in a very special location. You can almost reach out and touch the church, and there are several events in the social and religious calendar throughout the year which you will have a birds-eye view of! Available exclusively to Villas Fox clients, we invite you to call us for more information and to find out how to make this home your own!

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.