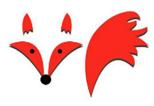


REF 1545

Villas Fox
Established 2014
(0034) 965 720 198

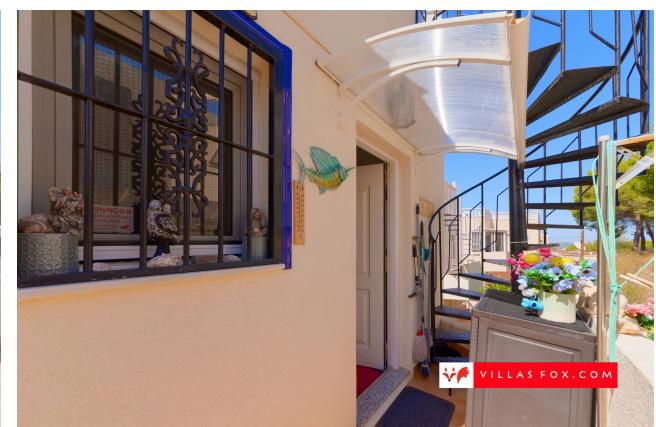
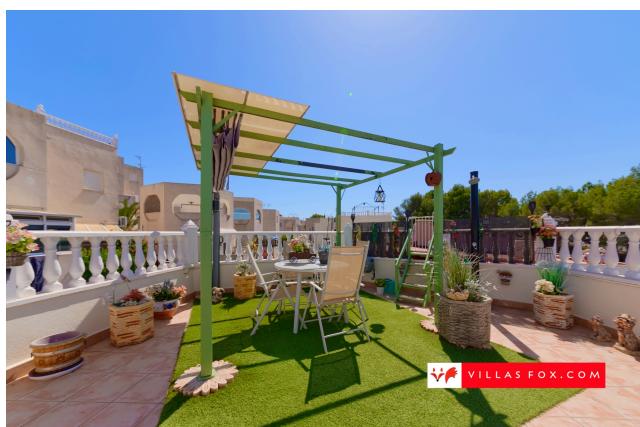


2-BEDROOM TOP-FLOOR APARTMENT WITH
SOLARIUM, LOS PINOS, SAN MIGUEL DE SALINAS

110,000€



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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	Mirador de San Miguel	2	1			W	60		234 € p.a.	1997	E	E

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

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AMENITIES AND FEATURES

<ul style="list-style-type: none">✓ 10 minutes drive to the beach✓ Barbecue✓ Direct listing with Villas Fox✓ For all our properties, buyers must have legal representation (lawyer)✓ Great views✓ Near bars and restaurants✓ Near medical centre✓ Open-plan kitchen✓ Solarium (private)✓ West-facing	<ul style="list-style-type: none">✓ 2 airports within 45 minutes drive✓ Ceiling fans✓ First floor✓ Gazebo✓ Mountain views✓ Near golf courses✓ Near schools✓ Partially-furnished (some items are not be included - please ask for more details)✓ Top floor
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DESCRIPTION

A beautiful, first-floor apartment on the Los Pinos residential area, Mirador de San Miguel (near Las Comunicaciones), with fantastic views! This is an opportunity to acquire a very stylish property with a spacious private solarium at a very attractive price! Located only a 3 minute drive from the centre of San Miguel itself. The apartment is reached via an external staircase and comprises an open-plan, fully-fitted kitchen area with breakfast bar. This is a bright and spacious room, from which the bathroom, master bedroom and lounge lead off. The lounge is bright and spacious, and a second bedroom leads off from the lounge area. The private solarium is reached via an external spiral staircase and measures approximately 30 square metres - ample room for throwing a barbecue party, or just relaxing in the sun. The community has plenty of off-road parking available, and the community fees are currently only 234 euros per year. The communal areas are well looked-after with the gardens full of interesting plants and flowering bushes. Although there is no community pool, the town pool of San Miguel (25 metres long with shaded areas and lifeguard, open all summer) is only 6 minutes away by car. The beach and tourist resort of Mil Palmeras is only a 13 minute drive down a gently-winding country road which takes you past Campoamor and Las Colinas golf courses. Other nearby places to visit are Villamartin Plaza, La Zenia Boulevard shopping centre, Torrevieja and the salt lakes, Torremendo, Rebate etc. To be sold partially-furnished. Please note that the description in the title deeds reflects the original layout which was a 30 m² apartment with a 30 m² open terrace. The description in the deeds cannot be changed.

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.