

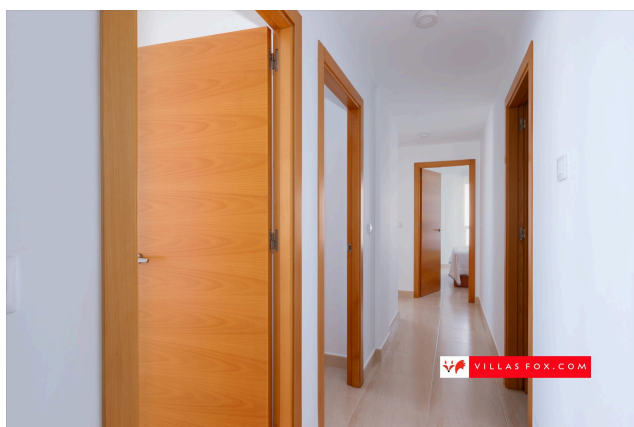
Villas Fox
Established 2014
(0034) 965 720 198








REF 1366

**3-BEDROOM TOP-FLOOR MODERN APARTMENT,
GARAGE, STORE ROOM, SAN MIGUEL DE SALINAS
TOWN CENTRE**

169,000€



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	2	✓	✓	SW	116		840 € p.a.	2009	E	E

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AMENITIES AND FEATURES

- | | |
|--|---|
| ✓ 15 minutes drive to beach | ✓ 2 airports within 45 minutes drive |
| ✓ 360 degree virtual tour or photos available on our website | ✓ A video of this property is available on the Villas Fox Youtube Channel |
| ✓ Balcony | ✓ Barbecue |
| ✓ Ceiling fans | ✓ Communal patio garden |
| ✓ Covered Patio | ✓ Direct listing with Villas Fox |
| ✓ Elevator | ✓ Exclusive to Villas Fox clients |
| ✓ Exterior Lighting | ✓ Extractor hood |
| ✓ Fibre-optic internet available in this area | ✓ Fixed price sale (no offers) |
| ✓ For all our properties, buyers must have legal representation (lawyer) | ✓ Garage |
| ✓ Laundry room | ✓ Mountain views |
| ✓ Near bars and restaurants | ✓ Near golf courses |
| ✓ Near medical centre | ✓ Near public transport |
| ✓ Near schools | ✓ Near supermarket |
| ✓ Partially-furnished (some items are not be included - please ask for more details) | ✓ Private parking for one car |
| ✓ Second floor | ✓ Separate kitchen |
| ✓ Solarium (communal) | ✓ Southwest-facing |
| ✓ Store room | ✓ Swimming pool (communal) |
| ✓ Terrace | |

DESCRIPTION

Please note this is a fixed-price sale (no offers). This ultra-stylish top-floor apartment has a superb location in the town centre of San Miguel de Salinas. With 3 bedrooms, 2 bathrooms, separate kitchen, parking space, storage area, lift and communal swimming pool and solarium! Although the building was originally constructed in 2015, the apartments were not used until 2023 and so the whole building is practically like new! One of the standout features of this property is the large and bright lounge with full-length windows offering superb views. The main bedroom has an en-suite shower room, and there is a family shower room too. The third bedroom is currently used as a separate dining room. Both the lounge and the second bedroom have access to spacious balconies with glass balustrades via sliding patio doors, so you can step out and enjoy the view! Due to the triangular layout of the apartment, all the bedrooms, kitchen and lounge have external windows, some of which are oriented north and others south-west. The fully-fitted kitchen benefits from an adjacent utility/laundry room with open window which could be glazed in the future. You can take the lift or stairs to the solarium and pool and sun deck to enjoy our wonderful climate to the full! Since the building only has 9 other apartments, you will usually find this to be a very peaceful and quiet area! Due to the central location, the supermarkets, shops, bars and restaurants that this increasingly popular town has to offer are only a short walk away. At street level you will find a pharmacy and hardware shop, and the post office and supermarket are just around the corner. The garage space (number 3) measures 11.38 m2 and the separate store room is 2.35 m2. This beautiful home is ideal for holiday or permanent living, and being only a 15 minute drive from glorious white sand beaches, golf courses and the La Zenia Boulevard shopping experience, you won't be short of things to do on holiday. For nature lovers we have the Sierra Escalona pine forest and nature reserve on our doorstep, a canal and citrus groves to go cycling between local towns. What better way to burn off all those cervezas and tapas?! Available from Villas Fox - your local, family estate agency based in San Miguel since 2014.

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.