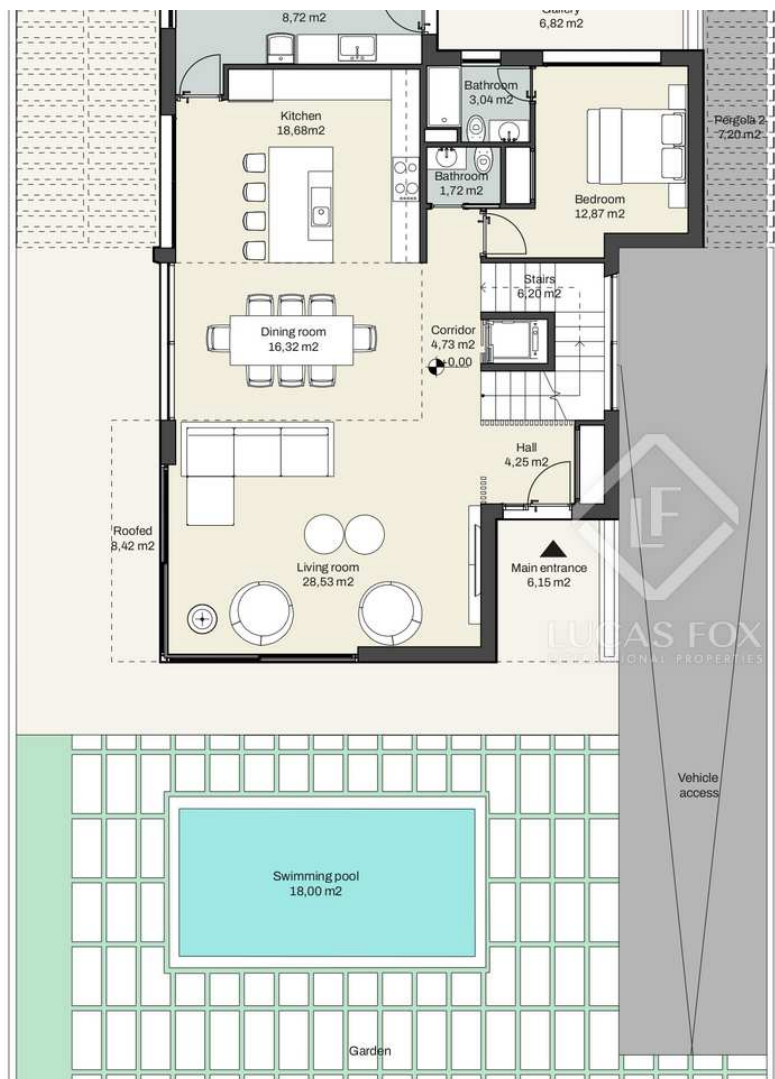


€1,340,000 House / Villa - For sale

## New build 5 Bedroom house / villa with 45m<sup>2</sup> terrace for sale in Albufereta

Spain » Costa Blanca » Alicante » Albufereta » 03016

**5** Bedrooms   **5** Bathrooms   **344m<sup>2</sup>** Floorplan   **425m<sup>2</sup>** Plot size   **45m<sup>2</sup>** Terrace



Living room	28,53 m <sup>2</sup>
Dining room	16,32 m <sup>2</sup>
Kitchen	18,68 m <sup>2</sup>
Bathroom 01	1,72 m <sup>2</sup>
Bedroom 01	12,87 m <sup>2</sup>
Bathroom 02	3,04 m <sup>2</sup>
Laundry room	8,72 m <sup>2</sup>
Stairs	6,20 m <sup>2</sup>

**USABLE GR. FL. AREA 105,06 m<sup>2</sup>**

**BUILT GR. FL. AREA 123,85 m<sup>2</sup>**

**ROOFED TERRACES GR. FL. AREA**

Main entrance	6,15 m <sup>2</sup>
Pergola 1	15,94 m <sup>2</sup>
Pergola 2	7,20 m <sup>2</sup>
Roofed	8,42 m <sup>2</sup>
Gallery	6,82 m <sup>2</sup>

**TERRACES TOTAL AREA 44,53 m<sup>2</sup>**

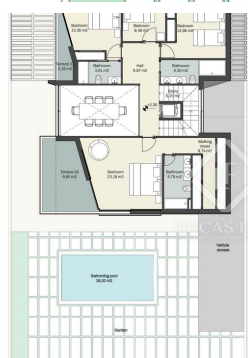
**TOTAL GR. FL. AREA 168,38 m<sup>2</sup>**

**TYPE A RESIDENCE - TOTALS**

**USABLE INTER. AREA 343,72 m<sup>2</sup>**

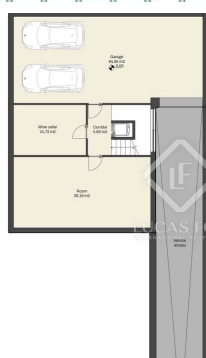
**BUILT INTERIOR AREA 433,86 m<sup>2</sup>**

**TERRACE AREA 182,06 m<sup>2</sup>**



Bedroom 02	11,98 m <sup>2</sup>
Bedroom 03	8,46 m <sup>2</sup>
Bedroom 04	13,36 m <sup>2</sup>
Bathroom 04	3,81 m <sup>2</sup>
Bedroom 05	23,18 m <sup>2</sup>
Bathroom 05	5,78 m <sup>2</sup>
Walking closet	8,74 m <sup>2</sup>
Stairs	6,20 m <sup>2</sup>
<b>USABLE 1ST FL. AREA</b>	<b>98,58 m<sup>2</sup></b>
<b>BUILT 1ST FL. AREA</b>	<b>147,00 m<sup>2</sup></b>

<b>TYPE A RESIDENCE - TOTALS</b>	
<b>USABLE INTER. AREA</b>	<b>343,72 m<sup>2</sup></b>
<b>BUILT INTERIOR AREA</b>	<b>433,86 m<sup>2</sup></b>
<b>TERRACE AREA</b>	<b>182,06 m<sup>2</sup></b>



<b>TYPE A RESIDENCE - BASEMENT</b>	
<b>USABLE BASEMENT FLOOR AREA</b>	
Corridor	4,80 m <sup>2</sup>
Garage	59,16 m <sup>2</sup>
Wine cellar	14,72 m <sup>2</sup>
Room	39,16 m <sup>2</sup>
Stairs	6,20 m <sup>2</sup>
<b>USABLE BAS. AREA</b>	<b>129,72 m<sup>2</sup></b>
<b>BUILT BAS. AREA</b>	<b>148,51 m<sup>2</sup></b>
<b>BAS. TOTAL AREA</b>	<b>148,51 m<sup>2</sup></b>

<b>TYPE A RESIDENCE - TOTALS</b>	
<b>USABLE INTER. AREA</b>	<b>343,72 m<sup>2</sup></b>
<b>BUILT INTERIOR AREA</b>	<b>433,86 m<sup>2</sup></b>
<b>TERRACE AREA</b>	<b>182,06 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>615,92 m<sup>2</sup></b>

<b>TYPE A RESIDENCE AREAS</b>	
Plot 2	412,57 m <sup>2</sup>
Plot 3	410,12 m <sup>2</sup>
Plot 4	412,53 m <sup>2</sup>
Plot 5	409,77 m <sup>2</sup>
Plot 6	388,43 m <sup>2</sup>



<b>TYPE A RESIDENCE - ROOF FL.</b>	
<b>USABLE ROOF FLOOR AREA</b>	
Tower	4,16 m <sup>2</sup>
Stairs	6,20 m <sup>2</sup>
<b>USABLE ROOF FL. AREA</b>	<b>10,36 m<sup>2</sup></b>
<b>BUILT ROOF FL. AREA</b>	<b>14,90 m<sup>2</sup></b>
<b>UNCOVERED TERRACES AREA</b>	
Solarium 1	59,42 m <sup>2</sup>
Solarium 2	35,75 m <sup>2</sup>
<b>TOTAL</b>	<b>95,17 m<sup>2</sup></b>
<b>ROOFED TERR. ROOF FL. AREA</b>	
Roofed solarium	14,53 m <sup>2</sup>
Decorative roof	16,00 m <sup>2</sup>
<b>TOTAL</b>	<b>30,53 m<sup>2</sup></b>
<b>TERR. TOTAL AREA</b>	<b>25,70 m<sup>2</sup></b>
<b>TOTAL ROOF FL. AREA</b>	<b>140,20 m<sup>2</sup></b>

<b>TYPE A RESIDENCE - TOTALS</b>	
<b>USABLE INTER. AREA</b>	<b>343,72 m<sup>2</sup></b>
<b>BUILT INTERIOR AREA</b>	<b>433,86 m<sup>2</sup></b>
<b>TERRACE AREA</b>	<b>182,06 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>615,92 m<sup>2</sup></b>

Contact us today for more information or to arrange a viewing

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€1,340,000 House / Villa - For sale

## New build 5 Bedroom house / villa with 45m<sup>2</sup> terrace for sale in Albufereta

Spain » Costa Blanca » Alicante » Albufereta » 03016

<b>5</b>	<b>5</b>	<b>344m<sup>2</sup></b>	<b>425m<sup>2</sup></b>	<b>45m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

### OVERVIEW

## Beautiful new build independent villa of 616 m<sup>2</sup> with pool, underfloor heating and solar panels for sale in a gated community in Vistahermosa, Alicante.

Lucas Fox presents this closed development of new build with luxury villas in Vistahermosa, Alicante. The development offers twelve sophisticated villas in a strategic location between the vibrant city centre and the magnificent San Juan beach. Thus, it offers a quiet location, but with all the amenities.

The development offers its residents garden areas and a multipurpose social club with first-class amenities.

The villa is designed to offer maximum comfort and luxury, with a carefully planned layout and a comfortable lift that connects all floors. It is a villa of 616 m<sup>2</sup> built, on a plot of 413 m<sup>2</sup>, with a layout over three floors, plus the solarium on the roof.

On the ground floor, there is a spacious living-dining room, along with a modern and functional kitchen with laundry room room. In addition, this floor houses a ensuite bedroom, ideal for guests, and another additional bathroom for greater comfort.

The first floor has the main bedroom with a private bathroom, dressing room and access to a large terrace, as well as another bedroom with a private bathroom and terrace. Two additional bedrooms that share a bathroom complete this floor .

The lower ground floor offers a large garage for four cars, a wine cellar and a multipurpose room, adaptable as a gym or cinema room, for the entertainment and comfort of residents.

Exterior, there is a garden with a salt chlorination pool on the street floor and a solarium on the top floor of the property, to enjoy the Mediterranean climate and appreciate the impressive panoramic views.

The finishes of the house are of high quality and contemporary design. The large-format porcelain stoneware floors are combined with laminated plasterboard ceilings, which hide the facilities and allow a perfect layout of the recessed LED lighting. The interior doors, with a minimalist style and white lacquer finish, offer an elegant and modern look. Triple-glazed aluminum windows guarantee energy efficiency and acoustic comfort.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Lift, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Wheelchair access, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Solar panels, Security, Playroom, Playground, Pet-friendly, Open kitchen, New build, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning

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The fully equipped kitchen features state-of-the-art appliances and a contemporary design with handle-free wall and base units to maximize space and functionality. In the bathrooms, the large-format flooring and tiling offers a modern and elegant aesthetic, complemented by high-end taps and suspended furniture for a contemporary and practical design.

All graphic documentation is indicative, so various aspects of the house can be customized, from the flooring to the kitchen furniture. In addition, the option is offered to hire an interior design service and choose between different styles of furniture.

Get in touch for more information.

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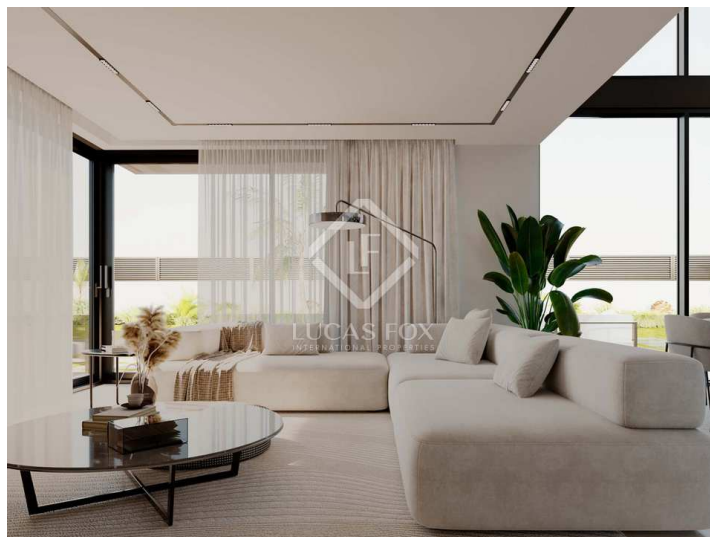
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