



**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 375 m<sup>2</sup>

**Location :** Gran Alacant

**Plot area :** 600 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 2

✓ Terrace

✓ Airconditioning

✓ Central heating

Luxury Villa Project in Gran Alacant, Monte y Mar Area. This beautiful two-story villa is modern and full of personality. With a size of 187 m<sup>2</sup>, the house features a spacious dining room, a kitchen with access to the pool area, a gallery, 4 bedrooms, 2 bathrooms - one of which is en suite - and a dressing room. There is central air conditioning with both cooling and heating. Everything in the house is done with top-quality materials. On the lower floor, also spanning 187 m<sup>2</sup>, we find an entertainment area with billiards, table tennis, a gym, and a garage with space for three cars. This is truly a perfect villa located in a very quiet area, close to all services, shopping areas, restaurants, and just a three- minute drive from the beach. Features: Earthquake-resistant structure. Monolayer walls + Thermoclay + insulation + 9 bricks + plaster. Roof with modern black tiles from Escandella. High-quality rock wool insulation. Climalit PVC windows with multiple layers for insulation. Heating with radiators and central air conditioning. LED lighting. Adjustable LED lighting in the living room and master bedroom. Gray Silestone in the kitchen and bathrooms. Custom-made furniture. Imitation wood porcelain floor. Roca TRE SLIM model faucets in the kitchen and bathrooms. Basement with concrete floors and epoxy paint. Exterior area with 35 mm grass and stamped concrete on the driveway for cars. Exterior perimeter lighting on the house, on all walls, and around the pool. Fencing completed with monolayer walls, perimeter porcelain tile brand, and granite wall cladding throughout.



