

## 3 bedroom Apartment for sale in Monforte del Cid, Alicante

245,000€

### URBANIZATION:&#13;&#13;

Community pool for adults with a designated children's pool area.Landscaped communal spaces.Fully accessible pathways throughout the development.Private parking with pre-installation for electric vehicle charging.&#13;&#13;

### STRUCTURE:&#13;&#13;

Foundation and structure built with reinforced concrete, adhering to current seismic resistance and specific structural concrete regulations.&#13;&#13;

### FACADE:&#13;&#13;

Mixed facade featuring an outer layer of 11 cm thick hollow ceramic brick, internally coated with polyurethane foam insulation or rock wool with an air chamber. The entire facade includes thermal and acoustic insulation and is internally lined with self-supporting dry partition walls made of metal profiles and plasterboard panels (e.g., Pladur or similar).&#13;&#13;

### TERRACES AND ROOFS:&#13;&#13;

Walkable flat terraces, waterproofed and finished with artificial grass or porcelain tiles, as per project design.Non-walkable flat terraces, waterproofed and finished with gravel, as per project design.&#13;&#13;

### EXTERIOR CARPENTRY:&#13;&#13;











PVC with double glazing and an air chamber.&#13;&#13;

### INTERIOR CARPENTRY:&#13;&#13;

Smooth, white lacquered doors with concealed micro-ventilation.Built-in wardrobes, 220 cm high, with white lacquered sliding doors, lined interiors, and equipped with a luggage shelf and hanging bar.Main armored door with telescopic peephole, anti-leverage hinges, and a security lock.&#13;&#13;

### INTERIOR PARTITIONS:&#13;&#13;

Interior walls constructed with a self-supporting structure, lined with plasterboard panels (e.g., Pladur or similar) and

- |  |   |   |
|--|---|---|
|  3 bedrooms                  |  2 bathrooms |  99m <sup>2</sup> Build size |
|  193m <sup>2</sup> Plot size |  Garage      |  Terrace                     |
|  Garden                      |  laundry     |  Air conditioner             |
|  Electricity                 |   |   |

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