

## 2 bedroom Apartment for sale in Alacant/Alicante, Alicante

313,200€



Newly built residential in San Agustín, Alicante, with stunning views of the city and the sea.

The house of your dreams in a privileged location with panoramic views.

Enjoy beautiful views of the sea and the castle. Discover your new home in Alicante's sought-after San Agustín neighbourhood, where modern living meets picturesque scenery. This exclusive residential complex, located close to Pau II, offers 28 beautifully designed flats with 2 or 3 bedrooms. The community boasts a communal swimming pool, lush gardens and children's area, and includes a garage space and storage room for added convenience.

Exclusive amenities for a comfortable lifestyle

Enjoy a range of amenities designed to enhance your quality of life. Seven penthouses in the complex have private solariums directly accessible from the flats, offering breathtaking views of Alicante, the sea and the iconic Santa Barbara Castle. Additional amenities include secure bicycle parking, making it easy to adopt an active lifestyle.

Your new home features centralized aerothermal water heating for energy efficiency and year-round comfort with integrated air conditioning (hot/cold) distributed through ducts. High-quality PVC or aluminum carpentry with thermal and acoustic insulation ensures a peaceful, climate-efficient environment.

Conveniently Connected to Everything You Need

Located between Gran Vía and Vía Parque, the development offers excellent connectivity to the city center and major thoroughfares like the A7 highway. The central location is ideal for families and professionals, with nine educational institutions of all levels within close proximity.

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|---|--|---|
| 2 bedrooms  | 2 bathrooms  | 82m <sup>2</sup> Build size                                     |
| <input checked="" type="checkbox"/> Swimming Pool                   | <input checked="" type="checkbox"/> Communal Pool                | <input checked="" type="checkbox"/> Views: Sea                  |
| <input checked="" type="checkbox"/> Near bus route                  | <input checked="" type="checkbox"/> gated                        | <input checked="" type="checkbox"/> Number of Parking Spaces: 1 |
| <input checked="" type="checkbox"/> Near Schools                    | <input checked="" type="checkbox"/> Near Commercial Center       | <input checked="" type="checkbox"/> Double Bedrooms: 2          |
| <input checked="" type="checkbox"/> Location: Coastal, Urbanisation | <input checked="" type="checkbox"/> Solarium: Yes                | <input checked="" type="checkbox"/> Near Childrens Parks        |
| <input checked="" type="checkbox"/> Elevator/Lift                   | <input checked="" type="checkbox"/> Near Train Station           | <input checked="" type="checkbox"/> Air Conditioning: Yes       |
| <input checked="" type="checkbox"/> Terrace: 45 Msq.                | <input checked="" type="checkbox"/> Useable Build Space: 62 Msq. | <input checked="" type="checkbox"/> Beach: 2700 Meters          |
| <input checked="" type="checkbox"/> B                               |  |   |

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