



**!tipo\_vivienda :** Rækkehus

**Swimmingpool :** Nej

**Bebygget areal :** 97 m<sup>2</sup>

**Beliggenhed :** Santa Pola

**Plot area :** 219 m<sup>2</sup>

**Værelse :** 3

**Badeværelse :** 3

Welcome to this exclusive opportunity in Gran Alacant, where luxury and comfort come together in an impressive semi-detached Linda model villa. Situated in the lower part of Gran Alacant, this modern home with a private pool offers a privileged location within walking distance of the beach, shops, bars, and other essential services. Whether as a permanent residence or a holiday home, this property is an exceptional choice for those seeking quality of life on the Costa Blanca. Modern Design and Bright Spaces This recently built villa stands out for its contemporary architecture and high-quality finishes. With an ideal layout for families, it features three spacious bedrooms on the upper floor, two full bathrooms, and a guest toilet on the ground floor. The integration of wood-effect tiles indoors and outdoors creates a sense of continuity and spaciousness, enhancing the seamless indoor-outdoor lifestyle characteristic of the region. The heart of the home is its spacious kitchen-dining area, designed with thoughtful details for comfort, such as a window above the sink and optimized storage. With direct access to the back garden and pool, this space is perfect for enjoying the Mediterranean breeze and outdoor dining. The bright living room, equipped with air conditioning, opens via sliding glass doors to the garden and pool, creating a seamless connection with the outdoors. Bedrooms with Views and Comfort On the upper floor, the master bedroom features an elegant en-suite bathroom, large built-in wardrobes, and a Juliet balcony overlooking the pool. The second bedroom includes a built-in wardrobe and a private balcony, while the third bedroom, facing the quiet back garden, offers a peaceful retreat. An additional family bathroom is conveniently located on this floor, ensuring functionality and privacy for the whole family. Outdoor Spaces Designed for Enjoyment The exterior of the property is a true oasis. The large front terrace (12 m<sup>2</sup>), equipped with custom awnings, is complemented by a modern 23 m<sup>2</sup> pool with white mosaic tiles and relaxing water jets. The front garden combines artificial grass and paved areas, with access through a car gate and an integrated pedestrian entrance. Surrounding the house, the L-shaped garden connects to the paved area next to the kitchen, providing privacy and security. Features and Extras Built in 2017, this property includes high-end features such as Climalit double-glazed windows, a Fujitsu heating and air conditioning system, an energy-efficient aerothermal water heater, a security door, shutters, an outdoor shower, and more. It is sold unfurnished, allowing you to personalize each space according to your preferences. The fully equipped kitchen remains, except for the refrigerator. Prime Location in Gran Alacant With an unbeatable location, this home is within walking distance of supermarkets, parks, restaurants, and the Gran Alacant shopping center. Nature lovers will enjoy the Clot de Galvany Natural Park, while the sandy beaches of Los Arenales and Carabassí are just a 15-minute walk away. Additionally, the connection to Alicante International Airport (ALC), the city of Alicante, and Elche is excellent, with nearby public transport and easy road access. Don't miss this unique opportunity to live in a privileged environment. Contact us today to schedule a visit and discover everything this spectacular villa has to offer!