



**Property type :** Apartment

**Swimmingpool :** No

**House area :** 109 m<sup>2</sup>

**Location :** Orihuela

**Bedrooms :** 3

**Bathrooms :** 2

New Development: Prices from 216,000 € to 280,000 €. [Beds: 3 - 4] [Baths: 2 - 2] [Built size: 109.00 m2 - 148.00 m2]

Welcome to the iconic building

This imposing building, an architectural gem in the heart of the city, is poised to transform your lifestyle. This magnificent building stands elegantly in a prime location, between Obispo Rocamora and Camino Viejo de Molins streets.

The building offers a unique opportunity for those seeking a life of luxury and comfort.

With a total of 29 homes including 3 and 4 bedroom apartments.

#### MATERIALS, FINISHES & QUALITIES.

Quality is an undisputed priority at this building. From the construction materials to the final finishes, every detail has been meticulously selected to ensure excellence in every corner of this exclusive development.

#### ENERGY EFFICIENCY

Standing out for its high quality and commitment to sustainability, the building has achieved a Class A energy efficiency rating thanks to its innovative photovoltaic solar energy system.

#### EXCLUSIVE COMMUNITY

As a small, exclusive community, the development offers a unique living environment with finishes combining premium materials, modern and functional design lines, and special attention to lighting.

#### LUXURY, COMFORT AND SUSTAINABILITY

From the construction materials to the final finishes, every detail has been meticulously selected to ensure excellence in every corner of this exclusive development.

#### FOUNDATION AND STRUCTURE

Foundation with precast piles and reinforced concrete elements, pile caps, beams, and a bracing foundation slab. The architectural elements to be used will be those defined in the technical project in compliance with current regulations.

#### EXTERIOR AND INTERIOR CARPENTRY

Exterior carpentry consisting of two- and three-leaf sliding balcony doors on rails, two-leaf sliding windows, casement windows, and tilt-and-turn windows made of double-sided laminated PVC with a smooth anthracite gray finish, by Shüco.

#### COMMON AREAS

Finished with a combination of top-quality materials, modern and functional design lines, with special attention to lighting.

#### KITCHEN

Contemporary Italian-made kitchen, fully furnished with wall units, base units, and tall units. Soft-closing doors and self-closing drawers. Built-in space for a panel-mounted dishwasher and refrigerator, and built-in tall unit for the oven and microwave.

Don't miss the opportunity to live in this exclusive building!