



## 2 sovrum Lägenhet till salu i San Miguel de Salinas, Alicante

289.000€

Welcome to this modern, move-in-ready penthouse apartment in San Miguel de Salinas – a home that combines style, comfort, and functionality. With thoughtful details, large outdoor spaces, and a bright atmosphere, this is an ideal property for both holiday use and year-round living.

**Key facts:** Year of construction: 2024 Floor: 2nd floor (top floor) Living area: 65 m<sup>2</sup> Terrace: 12 m<sup>2</sup> Rooftop terrace/solarium: Entire 67 m<sup>2</sup> with pergola, outdoor kitchen, and shower Bedrooms: 2 with built-in wardrobes Bathrooms: 2 (including en-suite) Underfloor heating: In living room, kitchen, and both bathrooms Air conditioning: Central heating/cooling Communal facilities: Swimming pool, green areas, intercom Interior: The apartment is fully furnished and decorated in a modern style, with bright surfaces and open layouts. The living room and kitchen are seamlessly integrated, and the large windows provide ample natural light. Underfloor heating in the living room, kitchen, and both bathrooms ensures extra comfort, especially during the winter months. Exterior: The absolute highlight is the impressive 67 m<sup>2</sup> rooftop terrace with panoramic views of the mountains and the beautiful salt lake. Here you'll find a practical outdoor kitchen with hot and cold water, a barbecue, pergola, and an outdoor shower with hot and cold water – perfect for relaxation and social gatherings under the open sky. Location and surroundings: San Miguel de Salinas is a charming Spanish town known for its authentic atmosphere and great location between the salt lakes of Torre Vieja and the natural surroundings of Orihuela Costa. You'll find a wide selection of restaurants, bars, and shops – all within walking distance from the home. You're just a short drive from some of Costa Blanca's best beaches, including Playa Flamenca, La Zenia, and Mil Palmeras – all only 10–15 minutes away by car. Golf enthusiasts will appreciate the proximity to several prestigious courses such as Las Colinas, Villamartin, Campoamor, and Las Ramblas. In addition, the popular La Zenia Boulevard shopping center is only about 10 minutes away, offering over 150 shops, restaurants, cafés, and entertainment. Extra features: Outdoor and indoor lighting Reinforced entrance door Intercom system Fully furnished with appliances included Communal green areas and swimming pool This penthouse offers that little extra – modern standards, spacious outdoor areas, and a fantastic view of both the mountains and the salt lake. A perfect home for those seeking quality, comfort, and sunny days in

- |   |  |   |
|---|--|---|
| 2 sovrum  | 2 badrum   | <input checked="" type="checkbox"/> Simbassäng              |
| <input checked="" type="checkbox"/> Underfloor heating bathroom | <input checked="" type="checkbox"/> Underfloor heating 'En-suite' bathroom | <input checked="" type="checkbox"/> Shutters                |
| <input checked="" type="checkbox"/> Built-in wardrobes          | <input checked="" type="checkbox"/> Common green areas                     | <input checked="" type="checkbox"/> Central Airconditioning |
| <input checked="" type="checkbox"/> Terrace                     | <input checked="" type="checkbox"/> Solarium                               | <input checked="" type="checkbox"/> Fully Furnished         |
| <input checked="" type="checkbox"/> Intercom                    | <input checked="" type="checkbox"/> Common pool                            | <input checked="" type="checkbox"/> Reinforced Door         |
| <input checked="" type="checkbox"/> Central Heating             | <input checked="" type="checkbox"/> Heating                                | <input checked="" type="checkbox"/> Home appliances         |
| <input checked="" type="checkbox"/> Furnished                   | <input checked="" type="checkbox"/> Air conditioning                       | <input checked="" type="checkbox"/> Balcony                 |
| <input checked="" type="checkbox"/> En-suite bathroom           |  | <input checked="" type="checkbox"/> Mountain View           |

