



## 12 sovrum Lägenhet till salu i Torrevieja, Alicante

1.700.000€



An exclusive investment opportunity is available in a recently constructed residential building, situated on a 335 m<sup>2</sup> plot, designed with a modern, functional approach and intended for both residential use and tourist accommodation. The property stands out for its excellent layout, high-quality construction and the possibility of obtaining a tourist licence, which significantly enhances its appeal and potential profitability.~The building comprises four independent dwellings, including a spectacular duplex penthouse, as well as a spacious basement providing parking spaces and storage rooms. The layout has been carefully designed to maximise comfort, privacy and efficiency in each unit.~On the ground floor is a 80 m<sup>2</sup> flat, comprising two bedrooms and two full bathrooms. This apartment offers a high level of comfort thanks to its underfloor heating system throughout the property and ducted air conditioning with a heat pump. Of particular note is its extraordinary 125 m<sup>2</sup> terrace, a spacious and versatile outdoor space that adds significant value, ideal for outdoor dining, gatherings or relaxation areas.~The flats on the first and second floors each have a floor area of 90 m<sup>2</sup>. Both are laid out with three bedrooms and two bathrooms, one of which is en suite, offering added comfort and privacy. They feature a separate kitchen, a bright living-dining room and pleasant, unobstructed views of the park. Like the rest of the building, these homes feature high-quality finishes, such as smooth walls, a ducted air-conditioning system with heating and cooling functions, and underfloor heating throughout, ensuring year-round comfort.~The duplex penthouse, occupying the third and fourth floors of the building, is the jewel in the crown of the property. With a total floor area of 180 m<sup>2</sup>, including the terrace, it offers an elegant and spacious layout. On the first floor are three bedrooms, a full bathroom fitted with a shower and jacuzzi, a spacious living room and a separate kitchen. The second floor features an impressive open-plan space of approximately 40 m<sup>2</sup> combining the living room and kitchen, as well as an additional bathroom. This floor leads out onto a magnificent 30 m<sup>2</sup> terrace equipped with a barbecue area, ideal for enjoying the climate and the Mediterranean lifestyle. The penthouse also features a separate ducted air conditioning system on both floors (dual system) and a comprehensive sound system integrated throughout the property, providing a superior level of comfort.

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|  12 sovrum |  8 badrum | <input checked="" type="checkbox"/> Wardrobes cupboard |
| <input checked="" type="checkbox"/> Video Intercom   | <input checked="" type="checkbox"/> Light  | <input checked="" type="checkbox"/> water              |
| <input checked="" type="checkbox"/> Laundry  | <input checked="" type="checkbox"/> Vistas Al mar  | <input checked="" type="checkbox"/> Garage             |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Elevator   | <input checked="" type="checkbox"/> Central Heating    |
| <input checked="" type="checkbox"/> Telephone  | <input checked="" type="checkbox"/> garden   | <input checked="" type="checkbox"/> Furniture          |
| <input checked="" type="checkbox"/> Appliances   | <input checked="" type="checkbox"/> A/A  | <input checked="" type="checkbox"/> Balcon             |



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