



## Townhouse in Algofa - New build

ALGORFA

295,000€

ID # N7616



80m<sup>2</sup>



3



2



83m<sup>2</sup>



• Swimming pool: Communal

• Roof terrace

• Near to golf

• Pre-installed air conditioning

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## Description

### NEW BUILD RESIDENTIAL IN LA FINCA GOLF

New Build residential complex of bungalow apartments and townhouses in La Finca golf.

Modern townhouses with 3 bedrooms, 2 bathrooms, open plan kitchen with living room, 2 terraces partially covered on the ground floor with a landscaped garden.

On the ground floor there are 2 bedrooms and the general bathroom, kitchen, living/dining area with direct access to spacious terraces. On top floor it is placed the master bedroom with an ensuite bathroom and a large solarium.

Its south orientation provides natural lighting at any time of the year and natural heating from dawn to sunset, which reduces energy consumption. The opened concept properties with windows and sliding doors that allows cross ventilation and lets the light in. The properties are situated so, that the light can enter everywhere, but at the same time it offers some fresh and cozy corners.

New development takes place on an incredible plot where homes have been implemented with a careful design and large spaces to achieve maximum comfort.

Its design focuses on the comfort and well-being of its residents and combines contemporary style and Mediterranean character, inheriting traditional morphology with the use of stones on the façade and canopies.

Kitchens will be delivered fully furnished with a current design of high-capacity high and low furniture. The base units are in white matte lacquered laminate and the upper units in melamine wood with texture on the columns. Semi-hidden handle profile with gola\* system. Countertop in work area and peninsula Quarz Compac Blanco Luna or similar.

Armoured main door with white lacquered finish on the interior leaf and brown texture on the exterior. Optical peephole and security lock.

White lacquered interior doors, with a three-strip front and rectangular stainless steel handlers.

Built-in wardrobes with white sliding doors.

Windows and sliding doors in brown aluminium carpentry with a textured finish.

Tilt-and-turn windows in bathrooms, with frosted effect glass and manual blinds.

Electric and motorized blinds, finished in brown textured aluminium. All blinds are connected to the home automation system and are synchronized to close and open, and can be operated from the App.

Special double glazing with solar control and low emissivity, to make the most of natural light and save on energy costs. Optimal aesthetic appearance, exceptional colour and minimal reflection.

Energy certification class A

Properties offers a high level of energy certification.

This is possible thanks to the thermal insulation of roofs and walls, the aluminium joinery with double glazing, and the installation of 5 solar panels by block

The homes are equipped with electrical and telecommunications outlets required by the Low Voltage Electrotechnical Regulations. Intercom for communication between the home and the main entrance.

We include an advanced home automation system to control the motorized blinds and three light points.

Legrand Valena Next series mechanisms that can be connected to the home automation system.

Air-conditioning pre-installation: central or split depending of the model.

Fully fitted alarm system with one sensor by room, touch panel and siren.



New development is located at La Finca Golf.

It is placed next to the first line of golf facing the 11th fairway at La Finca Golf course, one of the most emblematic complexes in the southeast of Spain and a common refuge for golf lovers.

Located just 4 minutes from Algorfa, in Costa Blanca South, this complex with indoor parking, community pool and garden areas is the perfect place for those who want to enjoy the Mediterranean lifestyle:

proximity to the beach, golf and mountains, surrounded by tranquillity, but with access to all types of services and leisure areas.

Few minutes away from the most beautiful beaches of the southern Costa Blanca and places of exceptional beauty such as the Laguna Rosa de Torrevieja or the Dunes of Guardamar del Segura.

Its proximity and easy access to the AP-7 highway and main national roads connect complex with numerous towns on the Costa Blanca such as Orihuela, Cartagena, Elche, Murcia and Alicante.

The airports of Alicante and Murcia are less than 30 minutes driving with connections to the main European capitals.

## Location

Algorfa, Costa Blanca South, Alicante

Algorfa is a small town located in the province of Alicante, in the southeastern part of Spain. Situated in the Vega Baja del Segura region, Algorfa is known for its peaceful atmosphere, beautiful natural surroundings, and easy access to the Costa Blanca coastline.

Algorfa is nestled amidst a scenic landscape of citrus groves, almond orchards, and agricultural fields. The town enjoys a typical Mediterranean climate, with hot summers and mild winters, making it an appealing destination for...



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