



## Urb. Balcón de l'Aguart, Fleix, 03791, Vall de l'Aguart, Alicante

Villa new build, located in a privileged area in Vall de Laguar, Alicante, Spain, with magnificent views of the valley and the sea on a plot of 842 m2. The materials used are of high quality.

It has 224 m2 of area, distributed in two floors, both are linked by an indoors staircase. The ground floor consists of 4 bedrooms one of them in suite, bathroom and storage room. The top floor is laid out in a bathroom, living dining room with fireplace, American kitchen, hall, porch, large terrace and a patio with a pergola that is used as a parking area for a car at street level. The kitchen is equipped with top and low cupboards. Also included pre-installation of the air conditioning in bedrooms and living room and the pre-installation of central heating throughout the house. The area below the house is empty. Has a big garden with possibility of make a pool. Just 20 minutes from Ondara, so it is nearby to the motorway Alicante-Valencia and the largest shopping centre in the area, and only 25 minutes from Denia, where you can find any tourist service and wonderful sandy beaches.

### BASE INFORMATION:

Bed : 2  
Bath : 4  
Living Areas : 1

### LAND INFORMATION:

Square feet : 842  
Lot Size : 842

### BUILDING INFORMATION:

Built on : 2008  
Number of Floors : 2

### CONVENIENCE:

**General Amenities:** Fireplace, Storage Room,

### NEIGHBORHOOD:

Shopping : 25 minutes by Car center  
Hospital : 25 minutes by Car  
Airport : 65 minutes by Car  
Coffee shop : 1 minutes by Walk  
Beach : 25 minutes by Car  
Super market : 10 minutes by Car