



<b>Sales type :</b>	New build	<b>Swimming pool :</b>	Private	<b>House area :</b>	124,32m2m²
<b>Year built :</b>	2023	<b>Garden :</b>	Privaat	<b>Solarium area :</b>	62,67m2m²
<b>Energy certificate :</b>	Pending	<b>Orientation :</b>	East	<b>Airport :</b>	30 Km
<b>Bedrooms :</b>	3	<b>Views :</b>	STREET	<b>Beach :</b>	10 Km
<b>Bathrooms :</b>	2	<b>Parking :</b>	STREET	<b>City :</b>	5 Km
				<b>Golf :</b>	13 Km

- |                         |                    |                                |
|-------------------------|--------------------|--------------------------------|
| ✓ Surface parking space | ✓ Disables acces   | ✓ Terrace with glass enclosure |
| ✓ Inner courtyard       | ✓ Good views       | ✓ Solarium                     |
| ✓ Garden                | ✓ Terrace          | ✓ Quiet area                   |
| ✓ Close to amenities    | ✓ Equipped kitchen | ✓ Living room                  |
| ✓ Dinning room          | ✓ kitchen          | ✓ Pool                         |
| ✓ Barbecue              |                    |                                |

### **GRUPO NEXUS REAL ESTATE SELLS 18 LUXURY VILLAS IN SAN FULGENCIO- LA MARINA**

We want to let you know about a project that has already started with 18 villages. These houses are attached at the back, giving the feeling that they are independent because of this distribution in pairs.

Distribution by floors:

Ground floor:

large living room-kitchen,  
2 bedrooms  
huge terrace,  
laundry,  
pool and,  
garden.

First floor:

1 bedroom,  
1 ensuite bathroom, and,  
solarium.

The residential complex is located on a plot with an area of 11,350 m<sup>2</sup>, nestled in one of the environments with the greatest ecological value in the Spanish Southeast: on top of a hill; between the orchard, the wetland, the pine forest that extends over white sand dunes and the Mediterranean Sea. Without forgetting that they are only 35 km from Alicante-Elche airport!!

The residential is just 15 minutes from the beach of El Tosal (Guardamar del Segura), and the beach of La Marina (Elche).

**Book an appointment to visit this magnificent residential with an enviable location!**

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