



Sales type :	New build	Swimming pool :	Communal	House area :	100,74m2m ²
Year built :	2022	Garden :	No	Terraces area :	8,77m2m ²
Energy certificate :	Pending	Orientation :	Northwest	Solarium area :	14,11m2m ²
Bedrooms :	3	Views :	STREET	Airport :	20km
Bathrooms :	2			Beach :	400 metros
				City :	0 m
				Golf :	7 Km

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|----------------------|--------------------|------------------|
| ✓ Disables acces | ✓ School area | ✓ Storage room |
| ✓ Sea views | ✓ Good views | ✓ Quiet area |
| ✓ Close to amenities | ✓ Equipped kitchen | ✓ Garage |
| ✓ Living room | ✓ Dinning room | ✓ Community pool |
| ✓ kitchen | | |

REAL ESTATE, GRUPO NEXUS SELLS NEW CONSTRUCTION APARTMENTS IN THE CENTER OF GUARDAMAR DEL SEGURA

New construction flats, in the Center of Guardamar del Segura.

EXTERIOR CARPENTRY AND GLAZING

The exterior doors and windows will be finished in color, with a thermal break for double glazing and motorized blinds. The access door to the house is armored, with an exterior leaf finished in an aluminum panel or similar.

INTERIOR CARPENTRY

Smooth internal interior doors covered in dm and lacquered in anti-fingerprint gloss in color with flashings of the same finish and quality. Built-in wardrobes with sliding doors in the same finish as the interior doors, interior lighting, LEDs, cold light with motion sensor.

FLOORS AND TILING Vertical coatings with top quality ceramic tiles, in color and format, to be determined by the project management, if any, in wet areas such as kitchen and bathroom.

The interior flooring of the house will be of first quality stoneware throughout the house, in color and format to be determined by the project management. Matching skirting board with interior paving.

The exterior flooring of the house will be top-quality non-slip stoneware on terraces.

INNER LINER

Smooth plastic paint.

PLUMBING AND SANITATION

It will be carried out according to regulations for bathroom and kitchen service.

Bathroom cabinet with internal drawers. Sanitary of first quality, and toilets. Single-lever faucet in bathrooms and kitchen. Shower tray in color and format to be determined by the project management. Underfloor heating in bathrooms.

ELECTRICITY AND COMMUNICATIONS

The electrical installation according to the new regulations for low voltage, and the electrical power will be of a maximum degree of 9.2 kW. The installation of mechanisms is top brand. TV sockets in bedrooms and living room.

Telephone and data network. Video intercom.

KITCHEN

Fully furnished with cabinets in a white, gloss or similar finish, silestone or similar worktop. Sink in a matching bowl.

Pre-installation for washing machine, dishwasher and extractor hood.

COMMON AREAS FINISHING

Non-slip paving or other material in access areas, solarium and Jacuzzi, in color and format to be determined by the project management.

OTHERS

Pre-installation of ducted air conditioning in housing.

Parking spaces are optional and the price of underground parking spaces ranges from €18,000 to €25,000

Enjoy a home, ideal for living all year round, with excellent qualities.

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