Sales - House - Riviera del Sol

636.000€











Ref.-ID: MIBGR5324866 **Riviera del Sol** **House**

3 **3** **172 m2**

HOUSE WITH SEA VIEWS · 172 m² · 3 BEDROOMS · APPRECIATION POTENTIAL Spacious 172 m² property with 3 bedrooms, 2 full bathrooms, and 1 powder room, located in a modern residential complex with excellent communal areas and sea views. The house features hot/cold air conditioning and an aerothermal system for domestic hot water production, providing high energy efficiency and helping to optimize and reduce electricity consumption. The property also comes with a 10-year structural warranty, in accordance with the conditions and coverage established by the legislation and development documentation. The complex offers a communal swimming pool with sea views, gardens, a gym, a networking/coworking space, a children's play area, accessible access for people with reduced mobility, and electric vehicle charging stations. The property has appreciation potential, with the possibility of considering the installation of a private swimming pool, subject to technical feasibility, regulations, and the corresponding permits. It also has potential for tourist rentals, subject to applicable legislation and licenses. Community fees: 130–145/month. MAIN FEATURES • 172 m² built area • 3 bedrooms • 2 full bathrooms + 1 toilet • Sea views • Air conditioning (heating and cooling) • Aerothermal system for domestic hot water • High energy efficiency • 10-year structural warranty • Option for a private pool, subject to feasibility and permits • Communal swimming pool with sea views • Communal gardens • Gym • Networking/coworking space • Children's play area • Accessible for people with reduced mobility • Electric vehicle charging stations • Community fees: 130–145/month

Setting
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Near Transport
- ✔ Gym
- ✔ Tennis Court
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Utilities
- ✔ Electricity