

Villas Fox  
Established 2014  
(0034) 965 720 198



# REF 1566

**2-BEDROOM GROUND-FLOOR LUXURY  
APARTMENT, MIRADOR DE SAN MIGUEL, SAN  
MIGUEL DE SALINAS**

## 329,000€








 VILLAS FOX.COM



 VILLAS FOX.COM



 VILLAS FOX.COM

Town (municipio)	Zone (zona)						Size m2	Plot (parcela) m2	Comm Fees (gastos com)	Year (año)	Kwh /m2 año	KgCO2 /m2 año
San Miguel de Salinas	Mirador de San Miguel	2	2	✓	✓	SE	92	135	1275 € p.a.	2021	D	C

Villas Fox S.L. C/Pablo Picasso, 7, 03193 San Miguel de Salinas, Alicante  
info@villasfox.com www.villasfox.com +34 965720198 mobile +34 679012651

## AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ Air-conditioning (untested)
- ✓ Fibre-optic internet available in this area
- ✓ Galeria (utility room)
- ✓ Garden
- ✓ Ground floor
- ✓ Open-plan kitchen
- ✓ Private parking for one car
- ✓ Summer kitchen with dining area
- ✓ 2 airports within 45 minutes drive
- ✓ Direct listing with Villas Fox
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Garage
- ✓ Great views
- ✓ Near golf courses
- ✓ Partially-furnished (some items are not be included - please ask for more details)
- ✓ Southeast-facing
- ✓ Swimming pool (communal)

## DESCRIPTION

Experience luxurious modern living in a beautiful location in this single-level, south-east-facing, 2-bedroom, 2-bathroom home in Mirador de San Miguel, San Miguel de Salinas. The location delivers breathtaking views towards the salt lake and Mediterranean from a privileged vantage point. With private parking, a beautiful, enormous communal pool (only shared by 11 properties), front terrace, rear garden, conservatory, vestibule area, ample lounge-dining room, modern fully-fitted open-plan kitchen....and we haven't even mentioned the bedrooms yet! The master bedroom is simply divine with integral en-suite bathroom and direct access via sliding glass doors to the rear garden (which incidentally also has great views towards the coast!). Beyond the kitchen is a covered area with summer kitchen and chill-out zone, providing even more living space in this apartment which keeps on giving! The development is low-rise (with only ground-floor and upper-floor apartments), and is set in one of the most exclusive areas of San Miguel, yet only a short drive to all amenities. For example, our favourite beach resort of Mil Palmeras is just a 15 minute car journey through citrus groves, past Las Colinas and Campoamor golf courses and with great scenery all the way before you arrive at one of the best places in Spain to take a dip in the Mediterranean! We don't just like it for that though - it has a lot to do with all the fabulous restaurants lining the pedestrianised walkway to the beach! But you don't need to leave San Miguel to have great culinary experiences in all our fantastic bars and restaurants! Have you fallen in love with this home already? Good! Now call Villas Fox to make sure it doesn't slip from your grasp!! We will be excited to meet the new owners! Community fees: 1.275€ per year.

## IMPORTANT INFORMATION

Please note that prices shown are exclusive of sales tax (in Alicante 10%, or 8% for Spanish buyers under the age of 35) and notary, registry and solicitor costs (typically 2,500-4,000 euros). If the property is a new-build (obra nueva) an additional 1.5% AJD tax is payable. All information given is a guide only. Properties can be reserved by payment of a reservation deposit, and signing of a reservation contract. Any furniture or electrical items included in the sale are sold as second-hand items without guarantee unless otherwise stated. The prices are INCLUSIVE of agent fees, ie the buyer does not pay an estate agency fee when purchasing with Villas Fox. We are proud members of APIAL (Asociación de Agentes de la Propiedad Inmobiliaria y Agentes Inmobiliarios de la Provincia de Alicante) which is an official register of professional estate agents that are properly insured, qualified, experienced and fully legal, for your protection.