

# # 1315, BALCÓN DE LA COSTA BLANCA END-TOWNHOUSE WITH HEATED 8 METRE POOL

Townhouse. **Current.**  
~~157,000 €~~ 149,500 €



## Balcón de la Costa Blanca, San Miguel de Salinas, 03193, Alicante, Comunidad Valenciana

[PRINT BROCHURE -](#)

[PHOTO GALLERY](#)

<https://spainfotos.villasfox.com/Balcon-de-la-Costa-Blanca> This end-townhouse is located on an elevated position within the Balcón de la Costa Blanca urbanization, close to San Miguel de Salinas town centre. As such it offers superb views from the private solarium upon which an additional bedroom, toilet and conservatory area have been built. (There is also an exterior shower cubicle on the solarium). The lower (ground floor) originally had 2 bedrooms, but one of the bedrooms has been opened-up to make the lounge-dining area into a much bigger space. There is also a conservatory on this level to the front of the property, together with double bedroom, family shower room and open-plan kitchen with access to a utility area the rear driveway and the internal stairway to the upper level. The star feature has to be the pool on the west side of the property which is heated, permitting you to take a dip just about all year round! The swimming pool measures approximately 8m x 2.6m (the depth is 1.4-1.8 m) and the underwater coloured lighting display looks fantastic at night! The property has been maintained in excellent condition and also has off-road parking with car port for up to 2 vehicles. The bedroom on the upper floor benefits from a Solarventi climate system, providing fresh, dry air with maximum temperature setting. The property also has air-conditioning and ceiling fans for your comfort. To the front of the property is an established garden with ornamental hedges, and besides the pool there is a pergola with barbecue area for you to make the most of those sunny days by the pool! The town centre of San Miguel is within walking distance (800 metres to the nearest supermarket and 1,100 metres to the church square). However, you don't need to go that far for a drink and a snack because the nearest bar (Echo's) is only a 5 minute walk away! For sports lovers, there are tennis, padel and petanca courts on the urbanization, and the town swimming pool is only a 15 minute walk. The nearest beach (Mar Azul/Cala Ferris) is only 10 minutes away in the car! The best shopping experience in the area at La Zenia Boulevard is also about a 10 minute drive away. With other great towns to visit locally such as Torrevieja, Orihuela, Alicante, Murcia and Cartagena, and all the leisure activities available in the area, this is a superb place to come and live or enjoy wonderful holidays in a superb home with lots to offer! Available exclusively to Villas Fox clients, so call us directly today for more information or to book a viewing! (Please note that the upper floor and swimming pool do not feature on the title deeds but do conform to planning regulations. It is currently not possible to modify the description in the title deeds since this property was originally part of a community of owners which no longer exists. The stated floor size of 72 m2 does not include the upper floor.) {loadmoduleid 177}

### MORE INFORMATION

#### Additional Information

Annual community fees : **0 €** SUMA IBI (annual property tax) : **143 €** SUMA RESIDUOS (annual waste collection) : **75 €** SUMA PODAS (annual garden prunings) : **36 €**

### BASIC INFORMATION:

Bed : 2  
Bath : 2

### LAND INFORMATION:

Constructed: 72  
m2 of living  
areas  
Lot Size : 165

### BUILDING INFORMATION:

Year built : 199

### CONVENIENCE:

**General Amenities:** Water - mains supply, Not part of a community, Northwest-facing, Near supermarket, Near schools, Near public transport, Near medical centre, Near golf courses, Near bars and restaurants, Heating, Great views, Gas Hot Water, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Direct listing with Villas Fox, Corner plot, Ceiling fans, Air-conditioning, 2 airports within 45 minutes drive, 15 minutes drive to beach,  
**Exterior Amenities:** Terrace, Solarium (private), Private parking for two cars, Pool (private), Heated pool, Garden, Carport,  
**Interior Amenities:** Conservatory,



Name **Sorelle Fox**  
Address C/Pablo Picasso, 7, San Miguel de Salinas, Alicante  
Phone +34 965 720 198  
Mobile +34 616 508 663