

# Ground Floor Apartment for sale in Playa San Juan, Alicante

235,000 €

Reference: R4923319 Bedrooms: 3 Bathrooms: 2 Build Size: 110m<sup>2</sup>





[sales@redrosepropertyspain.com](mailto:sales@redrosepropertyspain.com)

+34-602 627 580

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The owners of the houses located on the first floor will make the most of the Almerian sun on their spacious terraces.

And, those interested in a penthouse also have at their disposal a large exterior space in the form of a top terrace with seaviews that can be accessed from the property.

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Top terraces also include shower, tap, electricity and television plugs where it is possible to place a barbecue.&nbsp;

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## FOUNDATIONS

In accordance with the geotechnical survey, a slab structure was chosen to ensure&nbsp;correct seismic performance.

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## STRUCTURE

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The structure of this development will be constructed by means of metal and concrete&nbsp;pillars, waffle slab on upper floors, porches and terraces and solid slabs on stairs, all&nbsp;complying with current regulations.

The plans include construction of a grid-type earthing system.

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## ROOFS

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The roof is of the flat, trafficable type on solarium with necessary slopes,&nbsp;thermal/acoustic insulation using extruded polystyrene panels, waterproofing using&nbsp;laminated asphalt and finished in stoneware weatherproof tile flooring.&nbsp; &nbsp;

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Spaces are&nbsp;planned to be finished with gravel to provide locations for air conditioning and solar&nbsp;panels to support the domestic hot water circuit.

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## FA&Ccedil;ADE

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In the design of this development, we wish to conserve the Andalusian coastal village appearance introduced in phase 1, which has become a benchmark for its integration&nbsp;into the area&#39;s landscape and architecture.

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The development combines rustic-finish white fa&ccedil;ades with planters and terraces with wood-effect&nbsp;railings, as well as pergolas on walkways and terraces.

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The facade will consist of a double wall system separated by an air chamber with thermal insulation.

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The outer face will be rendered with white cement mortar to which will be applied exterior masonry paint. Protruding elements, such as terraces, planters, etc., will be rendered and painted.

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Planters on the facade will be fully planted and equipped with a community watering system.

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#### MASONRY AND INSULATION

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Separating walls between properties are made of laminated plasterboard on galvanised steel profiles with rock wool soundproofing and sheet metal intermediate separation.

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The internal partition walls in each property are constructed with laminated plasterboard on galvanized steel profiles, also with rock wool soundproofing.

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Floors between properties are impact-soundproofed, and on ground floors the floor will have extruded polystyrene insulation.

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Ceilings will be in laminated plasterboard on galvanized steel profiles throughout each property. The ceiling of the main bathroom - or secondary bathroom, depending on property type - will have a suspended ceiling for the installation and maintenance of the air-conditioning system (optional).

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- \* 2 floors
- \* Build Size 110 m<sup>2</sup>
- \* Communal Pool
- \* Water
- \* Electricity
- \* Telephone Possible
- \* Internet Possible
- \* Air Conditioning Pre-Installed
- \* Sun Terrace
- \* Roof Solarium
- \* Underground parking
- \* 1 minutes drive to the beach
- \* 5 minutes drive to the shops
- \* Communal fees: €126,00 per month



## Features:

### Pool

Communal

### Utilities

Drinkable Water