

## Townhouse in Cox - New build

Ref: AMAM-VEGASOL

**Price**  
**€235,000**



**Property type :** Townhouse

**Parking :** Driveway

**House area :** 81 m<sup>2</sup>

**Location :** Cox

**Plot area :** 101 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Summer Kitchen

✓ Pre-installation for Air Conditioning

✓ White Goods

We present a complex of 44 townhouses, available in 2 and 3-bedroom options, each equipped with a solarium, terraces, patios, and private parking. Additionally, the property features communal areas, including a community pool.□□

Strategic location, with excellent connectivity to Alicante-Altet International Airport, just 40 km away. It is also conveniently located 8 km from Orihuela, 20 km from Elche, 48 km from Alicante, and 25 km from Murcia.□□

For golf enthusiasts, the proximity to courses such as La Finca (12 km) and Vistabella (14 km) is a major highlight. Cox also offers access to the AP-7 and the Mediterranean Highway (A-7). Living in Cox provides the ideal blend of tranquility, a pleasant climate, and all the amenities needed for daily life. The area offers a variety of local shops, schools, sports facilities, medical centers, and easy access to the beaches of the Costa Blanca, including Guardamar del Segura and Torrevieja.□□

INCLUDED IN THE PRICE□□

Garden area with artificial grass and stabilized ground in the parking zone. Pre-installation for a parking gate motor. Video intercom. LED lighting, both indoor and outdoor. Electric shutters in bedrooms. Slow-charging socket in the parking area. TV points in all rooms, porch, and solarium. Secure entrance door. Fully fitted kitchen with Silestone countertop and backsplash, appliances (oven, ceramic hob, extractor hood, dishwasher, fridge, and aerothermal water heater). Decorative wooden slats in the living room. Pre-installation of ducted air conditioning with return vents. Heat recovery system. High-security sliding windows and balcony doors with double glazing, low emissivity, solar filter, and argon gas. Sanitary appliances, rain shower, fixed shower screen, vanity unit, and illuminated mirror. Pre-installation for photovoltaic panels. Built-in wardrobes with drawers and overhead shelves. Solarium equipped with a summer kitchen. Community pool and communal areas.