



## Building With 2 Separate Apartments For Sale in La Nucia Alicante Spain



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 535,513.24

### Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Valencia
Irányítószám:	03530
Feladta:	2026. 06. 02.

Leírás:

Building With 2 Separate Apartments For Sale in La Nucia Alicante Spain

Esales Property ID: es5555070

Calle Serra de Benicadell 10(G) Poligano 17, La Nucia, Alicante, 03530.

Asking Price: 460,000€ (Significant market discount applied)

An exceptional investment opportunity has arisen in the highly sought-after Marina Baja region of Alicante. Situated within the tranquil and established urbanization of Montebello in La Nucia, this standalone property presents a unique architectural configuration, built entirely as two independent, self-contained residential units. Spanning a total constructed area of 200 square meters, the building is split equally into two generous 100 m<sup>2</sup> apartments. Each unit possesses its own private entrance, dedicated living amenities, and separate layout configuration. This dual-dwelling design makes the asset highly versatile, perfectly tailored for multi-generational families, co-investors, or buyers seeking a high-yield rental stream while residing on-site.



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The property is listed at a competitive asking price of 460,000€, ‘ representing a deliberate and strategic discount. The property is in the Barranco Hondo-Varadero sector where the average asking price hovers around 2,672€ per square meter, which would value a property of this size significantly higher. The vendor has factored required external cosmetic updates directly into this reduced pricing structure. The private plot currently features an overgrown garden area and the building exterior requires a fresh coat of paint. Conversely, the interior is in excellent condition, having just undergone an extensive end-of-rental deep clean. The entire property is offered fully furnished, enabling immediate occupancy or immediate viewings for buyers.

In total, the building incorporates nine primary rooms distributed across its two floors. Each of the independent levels features a comfortable two-bedroom layout, complemented by its own sitting room and a separate, fully functional kitchen. This layout guarantees total privacy between the upper and lower levels. The upper apartment benefits from an attached outdoor terrace, showcasing expansive, elevated views of the majestic surrounding mountain ranges. While regional urbanization developments have partially blocked the distant sea views over time, the dramatic mountain backdrop continues to offer a visually striking and authentic Mediterranean environment.

Both apartments contain one full bathroom, which have been subtly modernized and altered from the original floor plans to optimize space and functional flow. The substantial plot size provides a major advantage for future equity growth: though there is currently no swimming pool on the grounds, the extensive surrounding land offers a highly accommodating footprint with plenty of space to construct a private pool, design a luxury sun deck, or landscape a pristine Mediterranean garden. This blank-canvas exterior allows an incoming investor to add substantial, immediate value to the asset.

Positioned on Calle Serra de Benicadell, the residence balances peaceful suburban living with rapid access to Costa Blanca’s finest coastal and urban centers. La Nucía is widely celebrated for its elite infrastructure, prominently featuring the world-renowned Camilo Cano Sports Center and a vibrant cultural calendar at the Auditori de la Mediterrània. For international connectivity, the property is exceptionally well-located. The nearest airport is Alicante–Elche Miguel Hernández Airport (ALC), situated approximately 50 kilometers to the south. Accessible via a direct, efficient 45-minute drive along the AP-7 motorway, the property ensures seamless travel links for international homeowners, vacationers, and premium rental clients alike.

## ABOUT THE AREA

La Nucía is a picturesque inland town located in the Marina Baixa region of Alicante, Spain. Nestled in a fertile fruit-growing valley, it is sheltered by the Sierra de Aitana mountains and offers stunning views of the Mediterranean Sea. Known for its mild microclimate, the town is surrounded by expansive orchards of citrus, olives, and almond trees, providing a tranquil atmosphere that contrasts with the bustling coastal resorts nearby.

The town is perhaps most famous for its world-class sporting infrastructure, having been named the 'European City of Sport' multiple times. The Camilo Cano Sports Center is a massive complex that attracts international athletes and hosts professional competitions across various disciplines. This commitment to modern facilities extends to its cultural scene, centered around the Auditori de la



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Mediterrània, which hosts a year-round schedule of theater, music, and dance.

The historic old town of La Nuçia maintains its traditional Spanish charm with narrow, winding streets and whitewashed houses decorated with vibrant flowers. One of its most popular landmarks is the Font de la Favara, a natural spring surrounded by a lush park that provides a cool retreat during the summer months. The town also hosts a famous weekly Sunday market, one of the largest in the region, where visitors can find everything from local produce to antiques.

For travelers, the nearest airport is Alicante-Elche Miguel Hernández (ALC), located approximately 50 kilometers (31 miles) to the south. The drive typically takes about 45 to 50 minutes via the AP-7 motorway. This proximity makes La Nuçia an easily accessible destination for international visitors while remaining tucked away enough to offer a peaceful, authentic Valencian experience.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 2000m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Állapot: Új

### **Gyakori**

Hálósobák: 4  
Fürdőszobák: 2  
Kész négyzetméter: 200 nm  
Telekméret: 2000 nm

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.541.378



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