



3



2



107m<sup>2</sup>



m<sup>2</sup>

Ref: 008205lc

**339,000 €**

*Residencial Sorts ( Gata de Gorgos )*

New Build Townhouse, each on its own private plot in SORTS 1 – Gata de Gorgos, La Marina Alta (Building permit already granted). Corner House GT-02 – V2 Located in a privileged natural setting, just a few minutes from the center of Gata de Gorgos – a town with deep roots in agriculture and traditional crafts – these new-build townhouses stand out for their excellent connectivity with Denia, Jávea, Jesús Pobre, and the La Sella golf course, as well as the main AP7 and N-332 highways linking Valencia with Alicante. The Sorts 1 development offers the ideal combination of tranquility, modern design, and quality of life, in a privileged location next to the southern side of the Montgó Natural Park, and within walking distance of all services and amenities, including the Sports Pavilion, municipal pool, and train station. The development consists of 8 townhouses spread over two floors, each with its own plot and private garden. The homes have been carefully designed, incorporating Mediterranean-style details and finishes that reflect a sophisticated and contemporary aesthetic. There is also no possibility of adding a private pool. Basement with optional parking spaces and storage rooms The residential complex features a communal basement with 12 parking spaces and storage rooms, available for optional purchase. The basement is equipped with a general elevator connected to the exterior at the ground floor level. Parking space: from €15,000 Storage room: €5,000 Estimated completion date: July 2027 Quality Specifications Air conditioning (hot/cold) via ducts. Hot water via compact arothermal system. Satellite TV, TDT, and pre-installed fiber optic cable wiring. Video intercom. Exterior carpentry Aluminium with thermal bridge break, wood-effect color. Sliding windows on terraces and tilt-and-turn windows elsewhere. Double glazing and shutters. Interior carpentry Armored wooden entrance door, white lacquered finish. White smooth interior doors with hardware in stainless steel or white. Flooring Porcelain stoneware tiles. Interior flooring with wood-effect in limestone sand tones or similar. Outdoor flooring with anti-slip features. Bathrooms, terraces, and common areas in matte sand tones. Kitchen Fitted with lower cabinets and columns with oak, beech, or similar wood-effect doors. Sintered stone countertops in white. Appliances including oven, extractor hood, pre-installation for refrigerator, dishwasher, and washing machine. Undermount stainless steel sink with single bowl and white or stainless steel single-handle faucet. Bathrooms Rectangular porcelain tiles 30x60 cm or similar. Shower tiles matching the floor. Minimalist white vitrified porcelain sanitary ware. Wall-hung toilet with soft-close lid. Built-in cistern, white. White bathroom furniture with full-extension drawers and internal organizers. Single-handle faucet for sink and shower in white or stainless steel. Resin shower tray with fixed tempered glass screen. Terraces with wooden pergola. Basic garden finish with gravel and plant borders delimiting the plot.



