



## NEWLY BUILT BUILDING WITH TOURIST LICENSE IN THE HEART OF ALICANTE



Price:	4 350 000 €	Area, m²:	712 m²
ID:	Y1810-1	Balconies:	3
Section:	Sale	Loggia:	3
Property type:	Commercial property	To the sea:	0.8 km
Location:	Alicante	Year built:	2024
Bedrooms:	4+		

## Features:

- ✓ The basement
- ✓ Air conditioning
- ✓ Elevator
- ✓ Underground parking
- ✓ Balcony

## Description:

## Exceptional Investment with Guaranteed High Profitability

We present a **unique investment opportunity**: a **newly constructed building (2024)**, fully equipped and operational, consisting of **8 independent apartments with a valid tourist license**, plus a **spacious commercial unit, multifunctional basement**, and **125 m² rooftop solarium**.

Located in the **center of Alicante**, this modern property combines **contemporary design, energy efficiency, and profitability**, offering guests a high-end stay and investors a solid, high-demand asset in one of the most dynamic cities on the Costa Blanca.

## Main Features and Layout

- **Total built area:** 712.26 m²
- **Usable area:** 383.25 m²
- **Plot size:** 133 m²
- **Floors:** 5
- **Year of construction:** 2024
- **Orientation:** East
- **Distance to the sea:** 800 meters

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## Building Composition

- **8 one-bedroom tourist apartments**, fully furnished and equipped, featuring open-plan kitchens and high-quality finishes.
- **Commercial unit on the ground floor** (5 m ceiling height), with a full bathroom, smoke outlet, independent street access, and internal connection to the building. Ideal for a café, restaurant, or service business.
- **Basement (125 m<sup>2</sup>)** with a professional laundry room, office space, multipurpose area (currently set up as an electric scooter parking area with charging points), and storage facilities.
- **Rooftop solarium (125 m<sup>2</sup>)** with multiple possibilities: chill-out zone, rooftop bar, or extended tourist amenities.
- **Spacious and bright common areas** designed to enhance guest comfort and experience.

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## Equipment and Finishes

- Modern ventilated façade system
- PVC exterior carpentry with thermal break
- White lacquered interior doors
- Floating laminate flooring
- Climate control with heat pump
- Hot water system powered by aerothermal technology (high energy efficiency)
- Fully exterior building with excellent natural light and ventilation

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## Investment Advantages

- **Active tourist license** — ready for immediate operation
- **High annual profitability**, driven by prime location and property design
- **Prepared for horizontal division** (according to current regulations)
- **Commercial space** with strong business potential
- **Easy management**, optimized maintenance, and low operating costs

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## Prime Location

Situated **in the very center of Alicante**, with direct access to public transport, shops, restaurants, entertainment areas, and key tourist attractions. Only **800 meters from the sea and the Alicante Marina**.

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This property combines **modern architecture, energy efficiency, and a strategic location**, making it a **solid, versatile, and high-yield real estate investment**.

**Don't miss this opportunity.**

Contact us for more information or to schedule a private viewing.

## Photos:













