





Modern villa in the prestigious area of Villamartín, Orihuela (119237)



499 000 €

-  Floor area **185 m²**
-  Number of rooms **3 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**

 Location: **Spain, Аликанте**

 To the airport: **km**

 To the city
centre: **km**

Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory

Description

Modern villa in the prestigious area of Villamartín, Orihuela is the perfect combination of luxury, comfort and functionality.

The villa is located on a plot of 240 m², fenced with a wall with a white monolayer, in harmony with the façade of the house.

The territory is equipped with pedestrian and car access gates, and the parking is paved with gray concrete paving stones. Next to the sidewalk there is an artificial **grass area of about 20 m²**, creating a cozy outdoor recreation area.

A spacious terrace of 35 m² is paved with coverings identical to the interior, which creates a feeling of a single space.

The interior and exterior of the villa are made with special attention to detail. Aluminum windows with double glazing provide excellent thermal and sound insulation, as well as ventilation. The living room has mechanical blinds that are easy to operate and provide protection from the sun.

The entrance to the house is through a highly secure armored door. The internal doors are lacquered white and equipped with magnetic fasteners. The space of the rooms is optimized by white lacquered built-in wardrobes with sliding doors.

The kitchen is designed in a modern style with a quartz countertop that is stain-resistant and antibacterial. Built-in appliances and panel cabinetry from floor to ceiling allow for efficient use of space, while a metal sink and decorative hood with lighting complete the elegance.

The living room is decorated with a staircase with glass and stainless steel railings, built-in LED lighting adds to the atmosphere.

The villa has three bedrooms and three bathrooms, making it ideal for a family.

The usable **area is 100 m²**, and the total **built-up area is 185 m²**. The house provides pre-installation of air conditioning for a comfortable climate at any time of the year.

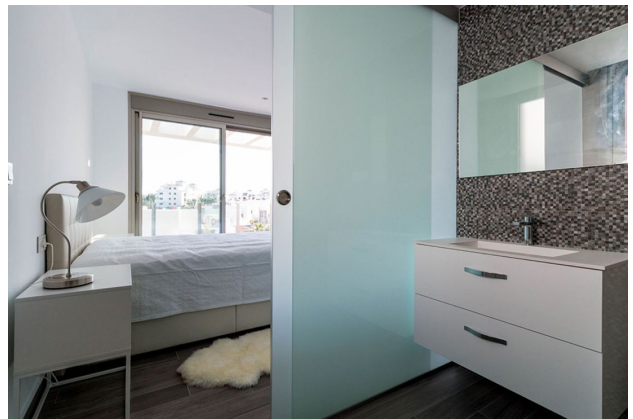
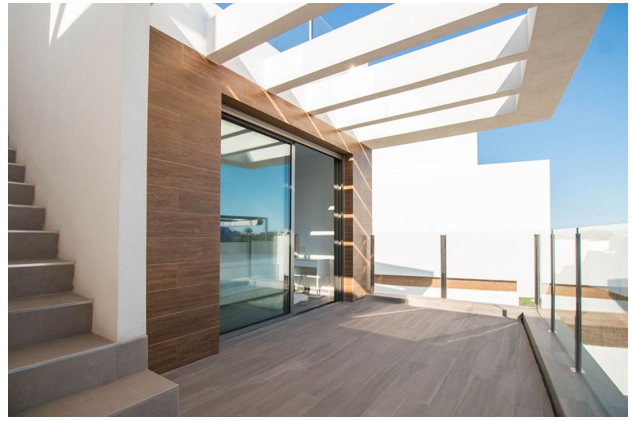
Particular attention has been paid to the external areas: **a private pool**, an outdoor shower and a fenced area will provide privacy and maximum comfort.

This modern villa will be an excellent choice for those looking for high-quality housing in a picturesque area near the coast.

Information updated: 10.09.2024

Photo gallery

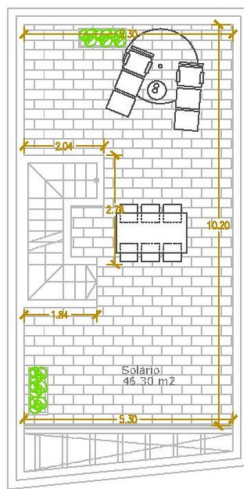






3 BEDROOMS-3 LEVELS

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PLOT	AREA (SIZE)
328	240 m ²

FIRST FLOOR	
Lounge	43,57 m ²
Stairs	4,52 m ²
Bathroom	5,44 m ²

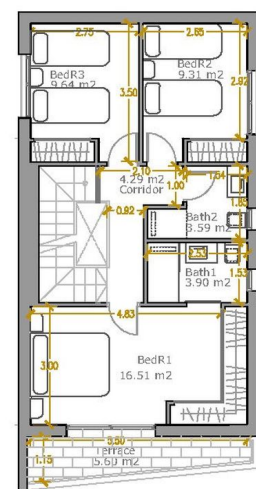
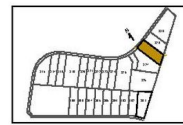
SECOND FLOOR	
Living-kitchen	40,47 m ²
Bathroom 1	5,44 m ²
Stairs	4,52 m ²
Terrace	35,57 m ²

THIRD FLOOR	
Bedroom 1	16,51 m ²
Bathroom 2	3,90 m ²
Corridor	4,29 m ²
Bedroom 2	3,60 m ²
Bedroom 2	9,31 m ²
Bedroom 3	9,64 m ²
Terrace	5,80 m ²

185,00 m² BUILT
 + 46,00 m² SOLARIUM
 + 35,00 m² TERRACE
266,00 m²



SOLARIUM



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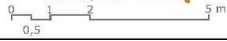
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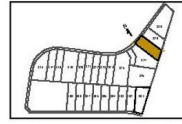
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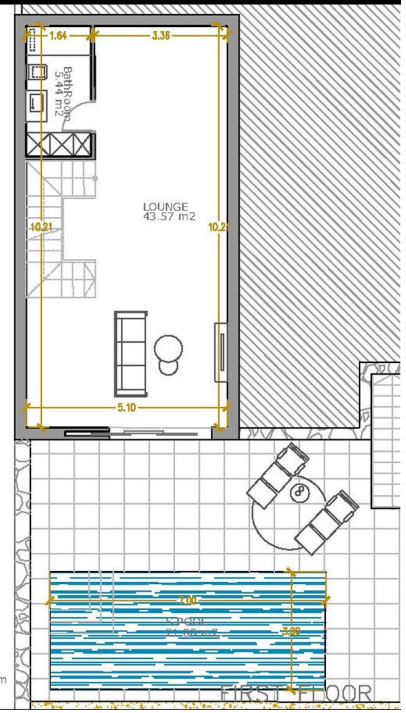
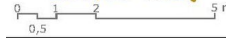
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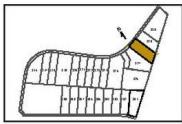
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Plot