





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



**499 000 €**

-  Floor area **185 m<sup>2</sup>**
-  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 m<sup>2</sup>**, 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 m<sup>2</sup>**, creating a cozy outdoor recreation area.

**A spacious terrace of 35 m<sup>2</sup>** 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 m<sup>2</sup>**, and the total **built-up area is 185 m<sup>2</sup>**. The house provides pre-installation of air conditioning for a comfortable climate at any time of the year.

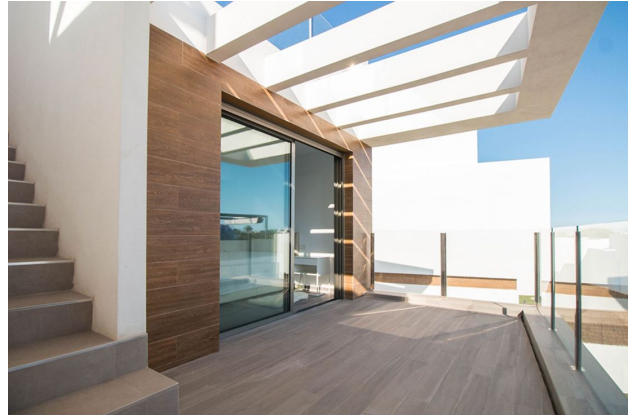
Particular attention has been paid to the external areas: **a private pool**, an outdoor shower and a fenced area will provide privacy and maximum comfort.

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

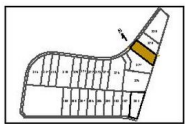






3 BEDROOMS-3 LEVELS

3 BEDROOMS-3 LEVELS



| PLOT | AREA (SIZE)        |
|------|--------------------|
| 328  | 240 m <sup>2</sup> |

**FIRST FLOOR**

|          |                      |
|----------|----------------------|
| Lounge   | 43,57 m <sup>2</sup> |
| Stairs   | 4,52 m <sup>2</sup>  |
| Bathroom | 5,44 m <sup>2</sup>  |

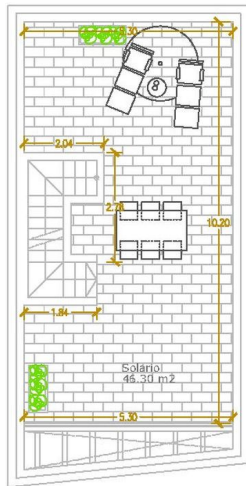
**SECOND FLOOR**

|                |                      |
|----------------|----------------------|
| Living-kitchen | 40,47 m <sup>2</sup> |
| Bathroom 1     | 5,44 m <sup>2</sup>  |
| Stairs         | 4,52 m <sup>2</sup>  |
| Terrace        | 35,57 m <sup>2</sup> |

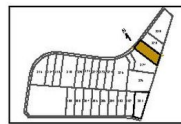
**THIRD FLOOR**

|            |                      |
|------------|----------------------|
| Bedroom 1  | 16,51 m <sup>2</sup> |
| Bathroom 2 | 3,90 m <sup>2</sup>  |
| Corridor   | 4,29 m <sup>2</sup>  |
| Bathroom 2 | 3,80 m <sup>2</sup>  |
| Bedroom 2  | 9,31 m <sup>2</sup>  |
| Bedroom 3  | 8,64 m <sup>2</sup>  |
| Terrace    | 5,80 m <sup>2</sup>  |

185,00 m<sup>2</sup> BUILT  
 + 46,00 m<sup>2</sup> SOLARIUM  
 + 35,00 m<sup>2</sup> TERRACE  
**266,00 m<sup>2</sup>**



SOLARIUM



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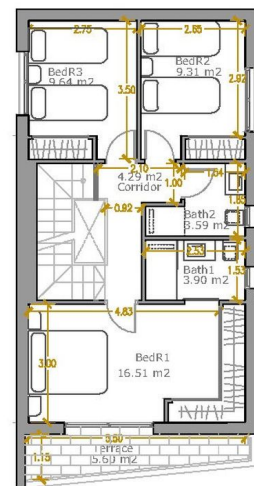
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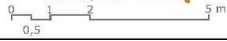
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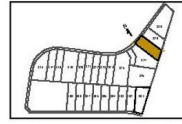
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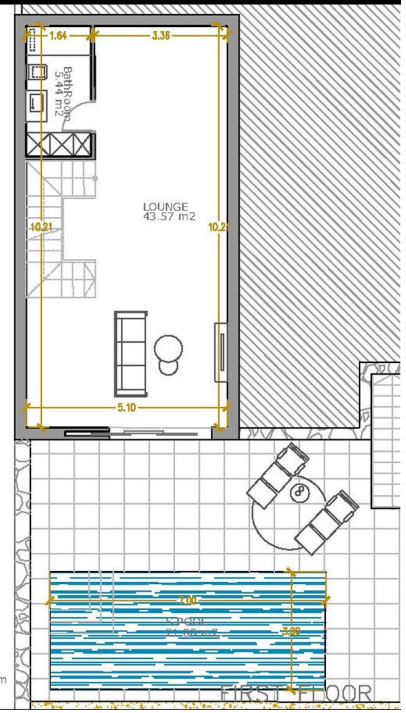
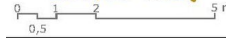
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Plot



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