







# Spacious villa with private pool in a luxury complex in Orihuela Costa (312237)



**900 000 €**

-  Floor area: **158 m<sup>2</sup>**
-  Number of rooms: **3 bedrooms**
-  Furnitures: **Full**
-  To the beach: **m**
-  Location: **Spain, Аликанте**
-  To the airport: **km**

 To the city  
centre:                      km

## Options

- ✓ White goods
- ✓ Furniture
- ✓ Smart house
- ✓ Warm floor
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Garage
- ✓ Garden

## Description

**Exclusive modern villa** in a luxury complex located **in Orihuela Costa, Alicante, on the southern Costa Blanca.**

This house combines stylish design, comfort and magnificent views of the green area.

### Key features:

- **Plot area:** 856 m<sup>2</sup>
- **Built area:** 158 m<sup>2</sup>
- **Floors:** 2 floors
- **3 bedrooms**, master bedroom with dressing room
- **2 bathrooms** and 1 guest toilet
- Spacious kitchen and living room, combined into a bright open space

### Villa layout:

### **Ground floor:**

- Master bedroom with dressing room
- 2 guest bedrooms
- Bathroom and guest toilet
- Modern kitchen and dining room

### **Semi-basement:**

- Garage for 2 cars
- Laundry room
- Utility room
- Parking for golf buggy
- 50 m<sup>2</sup> of free space for arranging a recreation area or gym

### **Amenities and features:**

- Private pool
- Duct air conditioning
- Modern kitchen with Bosch appliances (including washing machine and dryer)
- Underfloor heating in bathrooms
- Landscaped garden with trees, shrubs, flowers and automatic irrigation
- Smart home system, curtains and facade lighting
- Fenced plot for privacy and security

### **Villa advantages:**

- Fully furnished house, ready to move in immediately after purchase: built-in wardrobes, furniture for all rooms, sanitary ware, dishes and cutlery included in the price
- The house is ideal for both permanent residence and for holidays: enjoy golf, the wonderful Mediterranean climate and beaches nearby

**Price: 900,000 €**

This villa is the perfect choice for those who appreciate quality, comfort and the corresponding lifestyle!

**Information updated: 03.12.2024**

# Photo gallery



BASEMENT FLOOR  
PLANTA SOTANO



TOTAL USEFUL SURFACE SUPERFICIES ÚTILES

GROUND FLOOR (m <sup>2</sup> )		PLANTA BAJA TOTAL (m <sup>2</sup> )	
Entrance Hall	2,96	Receptor	
Living-Dining-Kitchen	51,18	Bañon-Corredor-Cocina	
Hallway	2,61	Distribuidor	
Toilet	1,79	Aseo	
Bathroom 1	25,49	Dormitorio 1	
Bathroom 2	5,58	Baño 1	
Bathroom 3	13,26	Dormitorio 2	
Bathroom 4	5,19	Dormitorio 3	
Bathroom 5	5,19	Baño 2	
<b>BASEMENT FLOOR (m<sup>2</sup>)</b>		<b>PLANTA SOTANO (m<sup>2</sup>)</b>	
Garage	48,31	Cochera	
Facilities	5,97	C. INSTALACIONES	
Facilities	6,73	C. INSTALACIONES	
Storage	4,93	TRASTERO	
TOTAL WITHOUT TERRACES 192,44		TOTAL SIN TERRAZAS	
<b>BUILD SURFACE</b>		<b>SUPERFICIES CONSTRUIDAS</b>	
GROUND FLOOR	191,08	PLANTA BAJA	
SEMI-BASEMENT (GARAGE)	51,06	SEMISOTANO (COCHERA)	
TERRACE	90,00	TERRAZA	
POOL	40,00	POOL	
CONSTRUCTED SURFACE COMPLETE 138,35		SUPERFICIE CONSTRUIDA COMPUTABLE 138,35	
OCCUPANCY 172,18		OCCUPACION 172,18	

PLOT, GROUND FLOOR  
PARCELA, PLANTA BAJA

BUILT  
CONSTRUIDO  
138,35 m<sup>2</sup>

PLOT  
PARCELA  
800,24 m<sup>2</sup>  
- 915,8 m<sup>2</sup>



