



REF: # 13278

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES)



INFO

PRIJS:	699.500 €
TYPE HUIS:	Villa's
PLAATS:	Orihuela Costa (Villamartin Los Dolses)
SLAAPKAMERS:	4
Badkamers:	3
Build (m2):	165
Plot (m2):	374
Terras (m2):	18
Years:	2001
Floor:	-
bericht	-



BESCHRIJVING

This exceptional 165 m² Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with a gas fireplace, a modern open-plan kitchen installed in 2022, four generous bedrooms, two bathrooms, and a guest toilet. From the main living area, there is access to a 14.5 m² terrace with electric awnings, ideal for outdoor relaxation. The 13 m² first-floor solarium offers additional private space to enjoy the sun. The immaculate outdoor kitchen includes a large BBQ, two sinks with hot and cold water, and a wine storage area — perfect for entertaining. Additional features include central heating with radiators in every room, two air conditioning units, a 28 m² garage, and fiber internet. The villa is sold fully furnished with high-quality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m² southwest-facing plot, the exterior boasts an 8 × 4 m private pool, outdoor shower, pergola with awnings, and a beautifully maintained low-maintenance garden with a blend of

tiling and plants. Los Dolses is a highly desirable area, offering walking distance to four commercial centers with shops, supermarkets, pharmacies, banks, and a variety of restaurants and bars. The villa is just 3 km from stunning sandy beaches, and only a 5–10 minute drive to four top golf courses: Villamartín, Las Ramblas, Campoamor, and Las Colinas. The Zenia Boulevard Shopping Centre, the largest on the coast, is just three minutes away. Torrevieja is 8 km, while Alicante Airport is 45 minutes and Murcia–Corvera Airport is 40 minutes by car.



STIJL • Modern • Mediterranean	UITZICHT • Panoramisch	AIRCO • Woonkamer • Slaapkamers	AFSTAND NAAR : Strand : 2 Km Vliegveld: 60 Km Centrum : 1 Km
ORIËNTATIE South west	MEUBELS • Gemeubileerd • Tegels • Marmer	PARKING NEE CARS Garage geen Cars : 1 : 1	BELASTING : 550 € I.B.I : 555 €
ALGEMENE WOONRUIMTE • Opslagruimte • Badkamer ensuite		KEUKEN • Open keuken • Ingerichte keuken • Graniet bovenblad	TUIN TERRAS • Overdekt terras • Open terras • Buitenverlichting • Automatische besproeiing • Palmbomen • Aangelegd • Omheind • Stenen muur • Elektrische poort • Buitenkeuken • BBQ/grill • Privé tuin • Gemeenschappelijke tuin
VERWARMING • Centraal gas • Radiatoren	EXTRA • Inbouwkasten • Alarm • Veiligheidsdeur • Dubbele beglazing • Opbergruimte • Internet	ENERGETIC CERTIFIED 	

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