



REF: # 7110

ORIHUELA COSTA (VILLAMARTIN PAU-8 )



#### INFO

PRIJS:	269.900 €
TYPE HUIS:	Villa's
PLAATS:	Orihuela Costa (Villamartin Pau-8 )
SLAAPKAMERS:	3
Badkamers:	3
Build ( m2 ):	116
Plot ( m2 ):	155
Terras ( m2 ):	55
Years:	
Floor:	-
bericht	290.000 €




#### BESCHRIJVING

We are delighted to bring to the market this modern Detached 3 bedroom, 3 bathroom Villa in VILLAMARTIN. Built in 2016/17, this superb 116 m2 family home occupies a corner plot within a lovely gated community which is landscaped and lined with Palm trees. On entering the plot you have a landscaped garden with private 6x3m swimming pool and direct access to the community pool. There is private parking within the plot and ample space to sunbathe, dine and entertain family and friends. On entering the Villa, you find a fabulous living space bathed in light where the real feature is the sliding glass wall that creates this fabulous Indoor-outdoor living concept, giving a seamless transition of living space from the garden, pool and terrace to the lounge, dining area and kitchen. You have a sleek and modern gloss white kitchen which is fully equipped and open plan to the lounge/dining area, creating a fantastic social space. On the ground level you will also find the guest bedroom and guest bathroom. A staircase with glass balustrade and lighting leads up to the first floor where you will find the master bedroom,

ensuite bathroom and 23m<sup>2</sup> terrace with delightful view overlooking the garden, private pool and community pool. The Terrace is finished with glass walls, again to really bring the outside in and allowing for plenty of sunlight to flood the room. The second bedroom is spacious and also has a private ensuite bathroom. All the bedrooms have fitted wardrobes and the whole property is finished in a Scandinavian style; sleek, modern and minimalistic. The roof solarium of 32'30m<sup>2</sup> boasts a lovely lounge/dining set, awning, storage boxes and is finished with a glass balustrade affording fabulous views over the urbanisation to the sea. Additional qualities include; Alarm system, Central AC (Warm and Cold Air) and a modern fresh air home ventilation system. The Villa is to be sold fully furnished, as seen with quality furnishings. Early viewing is highly recommended. Villamartín offers a wide range of services. For over 40 years it has been a golf tourist attraction and as it is expected from a residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartin is also very close to renowned high standard international school El Limonar and La Zenia Boulevard - the newest shopping centre in our area and also the largest one in the Alicante region. At over 160,000m<sup>2</sup> It offers more than 150 shops and services including a huge supermarket Alcampo, Leroy Merlin, Primark, Swarovski, Decathlon, Massimo Dutti, Zara, Stradivarius and much more. There are many commercial centers including the well know Villamartin Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies etc. Villamartin was built round one of the most prestigious golf courses on the Costa Blanca-Villamartín Golf Club- it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses such as Las Ramblas, Campoamor and La Finca. However, it is not only a golfers paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, 3km from some of the best beaches in the region, open weekly markets, cinemas etc. Villamartín is approximately 50 minutes from Alicante International and Murcia Corvera airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

## ENERGETIC CERTIFIED



<b>STIJL</b> <ul style="list-style-type: none"> <li>• Modern</li> <li>• Contemporary</li> </ul>	<b>UITZICHT</b> <ul style="list-style-type: none"> <li>• Panoramisch</li> <li>• Zeezicht</li> </ul>	<b>AIRCO</b> <ul style="list-style-type: none"> <li>• Centrale airco</li> </ul>	<b>AFSTAND NAAR :</b> <div>Strand : 3 Km</div> <div>Vliegveld: 50 Km</div> <div>Centrum : 1 Km</div>
<b>ORIËNTATIE</b> <div>South East West</div>	<b>MEUBELS</b> <ul style="list-style-type: none"> <li>• Gemeubileerd</li> </ul>	<b>PARKING NEE CARS</b> <div>: 1</div>	<b>BELASTING</b> <div>: 652 €</div> <div>I.B.I : 306 €</div>
<b>ALGEMENE WOONRUIMTE</b> <ul style="list-style-type: none"> <li>• Badkamer ensuite</li> </ul>	<ul style="list-style-type: none"> <li>• Tegels</li> <li>• Steen</li> </ul>	<b>KEUKEN</b> <ul style="list-style-type: none"> <li>• Open keuken</li> <li>• Ingerichte keuken</li> </ul>	<b>TUIN TERRAS</b> <ul style="list-style-type: none"> <li>• Open terras</li> <li>• Palmbomen</li> <li>• Aangelegd</li> <li>• Stenen muur</li> <li>• Privé tuin</li> <li>• Gemeenschappelijke tuin</li> </ul>
<b>EXTRA</b> <ul style="list-style-type: none"> <li>• Inbouwkasten</li> <li>• Alarm</li> <li>• Veiligheidsdeur</li> <li>• Dubbele beglazing</li> <li>• Sateliet TV</li> </ul>	<b>ENERGETIC CERTIFIED</b> 		

**"OUR EXPERIENCE IS YOUR GUARANTEE"**