



## 5 soveværelse Villa til salg i Ciudad Quesada, Alicante

630.000€

Detached house built in 2001, with a total built area of 239 m<sup>2</sup> on a 1,152 m<sup>2</sup> plot, located in a quiet area surrounded by green zones. It is a spacious, bright, and well-maintained property, with south-facing outdoor areas ideal for year-round enjoyment of the Mediterranean climate.

The main entrance is through the northwest-facing façade. On the main floor, there is a large curved living-dining room with a fireplace, a fully equipped independent kitchen, three bedrooms with built-in wardrobes, and two bathrooms. Upstairs, the tower room is currently used as an office and provides access to a rooftop terrace with open views of the Torre Vieja Salt Lakes.

An additional guest room with en-suite bathroom and independent access from the garden offers extra privacy—ideal for visitors or as a separate studio.

The outdoor area is carefully landscaped, featuring mature gardens with fruit trees such as lemon trees, various palm trees, a decorative fountain, and multiple seating areas. The private pool area, oriented to the south, includes a built-in shower, jacuzzi, pergola, and a fully equipped outdoor kitchen with barbecue. An enclosed terrace acts as a winter dining or lounge space.

There is also an independent building in the garden currently used as a laundry room and gym, with a surface area of 53.55 m<sup>2</sup>, equipped with solar panels on the roof to increase energy efficiency. The private pool measures 35.87 m<sup>2</sup> and is complemented by well-designed leisure facilities.

The property includes a 32 m<sup>2</sup> covered garage with an electric car charging station, a carport, and ample space on the plot for additional parking.

The annual property tax (IBI/SUMA) is just €760.97. A versatile and complete home, ready to move into, combining privacy, functionality, and excellent outdoor living.

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|------------------------------------|-----------------|---------------------------------|
| 5 soveværelser                     | 3 badeværelser  | 239m <sup>2</sup> Byg størrelse |
| 1.152m <sup>2</sup> Grundstørrelse | Svømmepøl       | Garden                          |
| Storage room                       | Covered terrace | Laundry                         |
| Jacuzzi                            | Barbecue        | Utility room                    |
| Parking on plot                    | Outdoor kitchen | Solar panel                     |
| Built-in wardrobes                 | Ceiling fan     | Green zone views                |
| Storeroom                          | Pergola         | Laundry room                    |
| Air condition                      |                 |                                 |