

## 5 soveværelse Villa til salg i Villamartin, Alicante

469.000€



This beautiful and well-maintained villa is located in the popular Villamartin area, close to Punta Prima – an area known for its excellent infrastructure, year-round life and close proximity to everything. The villa offers 112 m<sup>2</sup> of living space on the main floor as well as a bright and highly usable basement of 121 m<sup>2</sup>, providing plenty of space and flexible living options. In total, the property features 5 bedrooms and 4 bathrooms, making it ideal as a permanent residence, holiday home or for a larger family.

**Main floor** On the main floor you will find 3 spacious bedrooms with built-in wardrobes and large windows that provide a lovely amount of natural light. The master bedroom has its own en-suite bathroom, direct access to the terrace and views of the pool. In addition, there is a second bathroom on this level. The bright and open living area offers ample space for both a sofa/TV area and a dining area and is seamlessly connected to the functional kitchen, which provides plenty of storage space and good work surfaces. From the living room there is access to a covered terrace, which can be fully enclosed with awnings – perfect for both summer and winter use. From here you can enjoy views of the private 2.5 x 7 m swimming pool and the well-planned, low-maintenance outdoor areas. There is parking space on the plot, and additional parking is available on the street directly in front of the house.

**Basement** The basement is unusually bright thanks to windows that ensure it does not feel like a traditional basement. Here you will find 2 bedrooms, both with en-suite bathrooms, as well as a large multipurpose living area that can easily be converted into additional bedrooms, a TV lounge, hobby room, gym or home office – depending on your needs. There is also a laundry room with storage space, and the water heater is located in the basement.

**Roof terrace** At the back of the house, an external staircase leads up to the impressive 112 m<sup>2</sup> roof terrace, offering beautiful views over the surrounding area. A pergola provides shade when needed, and there is plenty of space for lounge furniture, sunbathing and cosy outdoor dining.

**Comfort and location** The villa is equipped with centrally controlled ducted air conditioning throughout the property, with separate control panels on both floors, as well as underfloor heating in all 4 bathrooms, ensuring comfort all year round. The location is highly attractive, with Aldi just approx. 1 km from the property, making everyday shopping easy. The lively Villamartin Plaza, well known for

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|  5 soveværelser                   |  4 badeværelser    |  112m <sup>2</sup> Byg størrelse |
|  334m <sup>2</sup> Grundstørrelse |  Svømmepøl         |  Easy access to main roads       |
|  Easy access to highway           |  Spacious rooms    |  Fitted wardrobes                |
|  Shutters, electric               |  Internal stairs   |  Tile flooring                   |
|  Quiet area                       |  En suite bathroom |  Modern design                   |
|  Roof garden                      |  Laundry room      |  Kitchen appliances              |
|  Heating, Central                 |  Pool, Private     |  Outdoor shower                  |
|  Fully furnished                  |                                                                                                       |                                                                                                                       |