

## 2 soveværelse Villa til salg i Orihuela Costa, Alicante

245.000€

If you are looking for a property that combines technical spaciousness with the peace of waking up to Mediterranean views, this home on Calle Cuba (Orihuela-Costa) is for you. Set on a generous 198.86 m<sup>2</sup> plot, this house offers space, views, and privacy. Detailed Layout and Surface Areas: The property has a total built area of 161.87 m<sup>2</sup>, excellently distributed over three levels: Basement (Maximum Functionality): A versatile space that includes a private garage with an automatic overhead door, an equipped workshop, and a practical storage room. Main Floor (67.30 m<sup>2</sup> footprint): This level hosts the social area with a bright living room and a separate kitchen. The kitchen connects to a private terrace with direct views of the Villamartín golf course. Upper Floor (Rest Area): Features two bedrooms and a full bathroom. From its upper terrace, you can enjoy a privileged panoramic view with the Mediterranean Sea on the horizon. Exteriors (Private Garden): The portion of the 198.86 m<sup>2</sup> plot not occupied by the building is dedicated to a private garden and exclusive-use areas, creating a private outdoor oasis for you and your family. A Privileged Environment in Orihuela-Costa Living in the Filipinas Sector, within the "Residencial Montegolf" complex, is synonymous with exclusivity: Dual Views: Enjoy the green tranquility of Villamartín Golf and the blue of the Mediterranean from your own terraces. Space and Comfort: With over 160 m<sup>2</sup> built, this home is significantly more spacious than the average townhouse in the area. Strategic Location: Minutes away from Zenia Boulevard, blue flag beaches, and the best services on the Costa Blanca. The property is located in Phase I, Type B of the residential complex, situated on plot 4-A of Sector O-1. A solid and spacious construction ready to become your new home. Would you like to visit? The dimensions and views are even more impressive in person. Contact us today to schedule your viewing!

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|  2 soveværelser                   |  2 badeværelser         |  162m <sup>2</sup> Byg størrelse |
|  200m <sup>2</sup> Grundstørrelse |  Svømmepøl              |  Heating                         |
|  Balcony                          |  Furnished              |  Air conditioning                |
|  Terrace                          |  Basement               |  Reinforced Door                 |
|  Porch                            |  Communal Swimming Pool |   |

