












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

570.000€



Your new home just 1 km from the sea is waiting for you! This magnificent detached villa of 150 m<sup>2</sup> combines modern design, comfort and energy efficiency in every corner. On the main floor you will find a large living room with fireplace, perfect for family gatherings or cosy evenings, as well as a spacious and fully equipped kitchen with direct access to the laundry-storage room and exit to the garden. The property has 3 bright bedrooms with fitted wardrobes, and 2 complete bathrooms with quality finishes, all air-conditioned with air conditioning and electric underfloor heating to maintain the ideal temperature in any season. The private plot of 500 m<sup>2</sup> offers multiple spaces: a 4x8 m heated swimming pool surrounded by an artificial lawn and terrace, two auxiliary storage rooms ideal for bicycles, tools or seasonal furniture, and a covered porch where you can enjoy outdoor meals. The house is designed for maximum efficiency and energy saving thanks to its 24 solar panels, which allow to reduce the electricity bill to less than 10 € per month, with special contract with Iberdrola. It also has gas installation, high-speed fibre optics, three-phase electricity, and two satellite dishes for perfect connectivity. The 25 m<sup>2</sup> cellar-cellar is a versatile space that can be used for wine storage, as a gym, private office or leisure room. The automatic irrigation system keeps the fruit trees and ornamental plants in perfect condition, while the outdoor lighting with motion sensors provides security and practicality. The house also has a parking space for two vehicles, automatic entrance gate and non-slip paving outside. Located in a quiet residential area but well connected, it is just a few minutes from supermarkets, schools, pharmacies, restaurants, sports areas and the La Zenia Boulevard shopping centre. In addition, its proximity to fine sandy beaches makes this property an ideal option both for a permanent residence and as a holiday home or investment. A property that has it all: space, comfort, technology, sustainability and a privileged location by the sea. Don't miss this opportunity!

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|  3 soveværelser                   |  2 badeværelser  |  105m <sup>2</sup> Byg størrelse |
|  500m <sup>2</sup> Grundstørrelse |  Svømmepøl       |  Golf course                     |
|  Garden                           |  Veranda         |  Near bus route                  |
|  Pool, Private                    |  Fully furnished |   |