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650.000€



An Exclusive Oasis in the Heart of the Vega Baja Citrus Groves - This Sovereign Estate is a Masterpiece of Botanical Luxury & Autonomy, A Sanctuary of Privacy & Nature Location: El Mudamiento (Orihuela), Alicante Plot Size: 5,271.20 m<sup>2</sup> Total Constructed Area: 172.28 m<sup>2</sup> + 32 m<sup>2</sup> Saltwater Pool + Rooftop Solarium Status: 2026 Fiscal Clearance | Debt-Free Guarantee Set within a tranquil residential enclave of just 20 exclusive residences, this estate offers a rare combination of absolute privacy and logistical excellence. Bordered by the Arroba de San Bartolomé, the property enjoys permanent, unblockable vistas across the emerald citrus valley toward the majestic Sierra de Callosa mountains. The Botanical Collection: The grounds are a living masterpiece of Mediterranean and arid-climate landscaping: The Palm Grove: Over 70 mature, stately palms create a regal, park-like atmosphere. The Orchard: Productive Olive trees and fragrant Orange groves, offering a private harvest and the seasonal scent of orange blossom (Azahar). Expansive, manicured grass areas and sculptural, meters-high cacti. The compound is designed as four independent, legally registered structures, offering a sophisticated lifestyle for those who value space for guests, work, and leisure: Primary Villa (119.84 m<sup>2</sup>): A single-story residence featuring high-ceilinged interiors, a 19.84 m<sup>2</sup> covered terrace, and a massive rooftop solarium for panoramic sunset viewing. Executive Office (22.23 m<sup>2</sup>): A detached, sound-insulated professional suite—the ultimate sanctuary for remote global management. Guesthouse / Garage (20.28 m<sup>2</sup>): A flexible detached structure for visitors or the storage of luxury vehicles. Summer Kitchen (9.93 m<sup>2</sup>): A dedicated "Cocina-Barbacoa" pavilion overlooking the terrace. Technical Sovereignty: High-End Infrastructure Engineered for total operational independence, this property remains fully functional and comfortable regardless of external conditions: Water Sovereignty: A private groundwater well for the estate's greenery and an on-site purification plant for crystal-clear domestic water. Energy Security: High-efficiency oil central heating and gas-fired water systems, supplemented by a dedicated Diesel Generator for uninterrupted power during rare weather events. Aquatic Wellness: A 32 m<sup>2</sup> private saltwater pool utilizing an advanced salt-chlorination system for a chemical-free, skin-friendly experience. Advanced Security: Professional 24/7 camera alarm system with global remote access.

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|  3 soveværelser                     |  2 badeværelser      |  172m <sup>2</sup> Byg størrelse |
|  5.271m <sup>2</sup> Grundstørrelse |  Svømmepøl           |  Country Views                   |
|  Air conditioning                   |  Close to Shops      |  Private pool                    |
|  Condition - Excellent              |  Private Solarium    |  Terrace                         |
|  Roof Terrace                       |  Close to Amenities  |  Satellite Dish                  |
|  Large Storeroom                    |  Outside Kitchen     |  Electric gates                  |
|  Wood Burning Stove                 |  Solar Panels        |  Shed                            |
|  Independent Kitchen                |  Oil central heating |  South Facing                    |



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