

## 2 soveværelse Villa til salg i Los Montesinos, Alicante

525.000€



We present this exclusive detached villa in La Herrada, Los Montesinos, one of the most sought-after residential areas on the Costa Blanca due to its tranquility, modernity, and excellent connection to all services.

Located within a recent urbanization, surrounded by newly built homes, this property was built in 2025, so it is practically brand new. The property is situated at the end of a private road, offering extra privacy and exclusivity, with access via a motorized gate.

Upon entering, we find a covered parking area with a structure equipped with solar panels (16 panels with a power of 7.36 kW), providing energy efficiency and significant savings. Next, we are welcomed by a carefully designed garden, elegant and very low maintenance, equipped with an automatic irrigation system by Gardena.

Outside, there is a private 6x3 meter swimming pool, covered and heated, ideal for use all year round, even in winter. At the rear, we find a large independent high-quality storage room (imported from Germany), perfect for storage, in addition to another additional storage room integrated into the house.

As it is a fully independent villa, there are no community fees, which adds extra value.

Upon entering the house, we are welcomed by an elegant entrance hall with built-in wardrobes, ideal for coats and shoes. From here, we access a spectacular open-plan living-dining area with an American-style kitchen, designed to maximize space and natural light.

The kitchen, modern and functional in style, is equipped with high-end appliances from Miele and a Bora cooktop, representing a superior standard of quality. The washing machine is practically integrated into this space. The dining area is spacious and very bright, while the living room occupies the space originally intended as a third bedroom, which can easily be converted back into an additional room if desired.

The property has electric shutters in all rooms, providing comfort and modernity.

On the first floor, accessed via a staircase with integrated LED lighting, adding a sophisticated touch, there are two spacious bedrooms, both with built-in wardrobes and en suite bathrooms with showers. The bathrooms feature wall

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|----------------------------------|-------------------------------|---------------------------------|
| 2 soveværelser                   | 3 badeværelser                | 120m <sup>2</sup> Byg størrelse |
| 265m <sup>2</sup> Grundstørrelse | Svømmepøl                     | Solarium - Private              |
| Storage room                     | Private pool                  | Terrace                         |
| Pool views                       | Air conditioning              | White Goods                     |
| Amenities- car                   | Walking Distance to Amenities | Built-in Wardrobes              |
| Rental Potential                 | Utility Room                  | Ground floor toilet with shower |
| Garden Shed                      | Salt Lake Views               | Furnished                       |
| Modern design                    | Resale of a newbuild          | Fireplace                       |