

## 5 soveværelse Villa til salg i Pilar de la Horadada, Alicante

















785.000€



**MODERN LUXURY VILLA WITH INDOOR AND OUTDOOR POOL ON A 1,008 M<sup>2</sup> PLOT IN PINAR DE CAMPOVERDE** This exceptional detached villa is located in a quiet and established residential area of Pinar de Campoverde, in the municipality of Pilar de la Horadada, Alicante. Set on a generous 1,008 m<sup>2</sup> plot, the property offers privacy, space and high energy efficiency, making it ideal as a permanent residence or an exclusive holiday home on the Costa Blanca South. The villa has a total built area of approximately 256 m<sup>2</sup> distributed over two levels: a ground floor and a semi-basement. The layout has been designed to provide comfortable family living with spacious rooms and flexible areas suitable for multiple uses. The property features five bedrooms and four bathrooms, offering ample accommodation for larger families or for hosting guests. The main living area includes an open-plan living and dining space with direct access to the outdoor terraces and garden. One of the standout features of this property is the combination of both an indoor swimming pool and an outdoor private pool. The outdoor pool has a water surface of approximately 32 m<sup>2</sup> and is surrounded by sun terraces and garden areas. The indoor pool allows year-round use, adding a unique lifestyle element rarely found in residential villas. The semi-basement level provides additional versatile space that can be used as a guest area, leisure room, gym, office or spa area, depending on individual needs. The plot offers private parking within the property and a garage. The garden areas provide privacy and multiple outdoor living spaces.

**ENERGY PERFORMANCE** The villa holds an Energy Efficiency Certificate rated A, with an energy consumption of 25 kWh per m<sup>2</sup> per year and CO<sub>2</sub> emissions of 4 kg per m<sup>2</sup> per year. The certificate is valid until March 1, 2034. This confirms excellent energy performance and reduced operating costs.

**KEY FEATURES** Type: Detached villa Plot size: 1,008 m<sup>2</sup> Total built area: approx. 256 m<sup>2</sup> Levels: Ground floor and semi-basement Bedrooms: 5 Bathrooms: 4 Swimming pools: Indoor pool and outdoor pool approx. 32 m<sup>2</sup> Garage: Yes Energy rating: A Location: Quiet residential area in Pinar de Campoverde This property combines modern construction standards, energy efficiency and generous living space in one of the most desirable residential areas of the Costa Blanca South.

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|  5 soveværelser                     |  4 badeværelser |  256m <sup>2</sup> Byg størrelse |
|  1.008m <sup>2</sup> Grundstørrelse |  Svømmepøl      |  Garden                          |
|  Play room                          |  Solarium       |  Veranda                         |
|  Barbeque                           |  Laundry room   |  Heating, Central                |
|  Pool, Private                      |  Gym            |  Gated complex                   |
|  Fully furnished                    |  |   |