



## 2 Schlafzimmer Sonstiges zu verkaufen in Orihuela, Alicante

435.000€















Mediterranean Charm in the Heart of Villamartín

Located in the exclusive residential complex "RIOJA", within the Villamartín Golf Course, in the municipality of Orihuela, this bright "Brisas"-type home harmoniously combines comfort, Mediterranean design, and outdoor living

Spread over two floors connected by an internal staircase, the property offers a usable area of 13708 m<sup>2</sup> and a built area of 160 m<sup>2</sup>. Its smart layout includes various rooms and amenities ensuring both functionality and comfort. On the upper floor, the studio provides a versatile space ideal for working, relaxing, or exercising.

Its generous outdoor areas stand out: a main terrace, perfect for enjoying the area's mild climate; a glazed terrace that extends the living room outdoors; and a spacious entrance hall that welcomes with openness and elegance.

The true heart of the home is its private 245 m<sup>2</sup> garden, featuring an individual swimming pool—perfect for leisure, peace, or social gatherings. The plot's south-facing façade ensures brightness throughout the day, and even offers sea views over the pine forest located directly in front of the house.

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|  2 Schlafzimmer                     |  2 Badezimmer                     |  160m <sup>2</sup> Baugröße |
|  345m <sup>2</sup> Grundstücksgröße |  Near Golf / Golf Resort Property |  Basement                   |
|  Furnished                          |  Heating                          |  Laundry                    |
|  Porch                              |  Private pool                     |  Solarium                   |
|  Storage room                       |  Terrace                          |  |