

## 3 Cuarto Villa en venta en Dolores, Alicante

**350.000€**

Modern Villa with Private Pool, Solarium and Solar Panels – Dolores (Sector 3), Costa Blanca South? Key FactsReference: YC8391Price: €350,000Location: Dolores, Alicante – Costa Blanca South (Sector 3)Type: Modern detached / semi-detached villaYear of construction: 2021Status: Key ready / move-in ready?Size and LayoutBuilt area: 141 m²Usable area: 100 m²Plot: 166 m²Levels: Ground floor + first floor + roof solarium?Ground floor:Bright living? dining room with large sliding doors leading directly to the terrace and private poolModern open-plan kitchenGuest toiletDirect access to the garden and pool area?First floor:Master bedroom with walk-in wardrobe (vestidor)2 additional well-proportioned bedrooms2 modern bathroomsBalcony with views over the surroundings?Roof solarium:Spacious private solarium, ideal for lounge area, sunbathing, BBQ or jacuzziOpen views over the neighbourhood and surrounding area?Features and ExtrasPrivate swimming poolLarge roof solarium with open viewsSolar panels + solar boiler systemAir conditioningOff-road parking on the plotSouth-facing orientation for maximum sun exposure?Outdoor SpaceTerrace directly connected to the living roomLow-maintenance gardenFully fenced plot – ideal as a lock-up-and-go holiday home?Location – Sector 3, DoloresOne of the newest and most sought-after residential areas in DoloresModern architecture, wide streets and a quiet residential feelInternational neighbourhood with supermarket, cafés, restaurants and local services within walking distance?Approx 11 km from the beaches of Guardamar del SeguraAround 35 minutes from Alicante AirportGood road connections to Elche, Torrevieja and the wider Costa Blanca South region?CostsIBI (property tax): approx €600 per year?Suitable For families looking for a modern home close to the coastPermanent living or long-term winter staysInvestors seeking a key-ready property with strong rental potential in a growing area near the beaches of the Costa Blanca South?

 3 dormitorios  
 166m² Tamaño de la parcela  
 Patio

 2 baños  
 Yard  
 BBQ

 141m² Tamaño de construcción  
 Garden