


















## 3 chambre Villa à vendre dans Orihuela Costa, Alicante

360.000€

This charming two-story home in the Brisas & Golf 2 Villamartin complex is a Spanish dream, blending comfort, privacy, and a vibrant Costa Blanca lifestyle. You enter through an elegant front entrance with stairs into a spacious living room with a fireplace—perfect for cozy evenings. The living area flows seamlessly into the kitchen-dining space, with a guest restroom nearby. Two bedrooms on the ground floor are ideal for children, guests, or a home office. The true highlight is the basement level: it features a closed garage and a separate room that can easily be converted into an additional bedroom, office, or gym—offering great flexibility to adapt the home to your family's needs. Upstairs, the generous master bedroom opens onto a large balcony—an excellent spot for your morning coffee or evening relaxation. A full bathroom is also on this floor, perfect for unwinding after a day at the beach or on the golf course. The home is set on a 350 m<sup>2</sup> lot, complete with a private pool, barbecue area, and storage—ideal for family celebrations, friendly get-togethers, and outdoor leisure. The Brisas & Golf 2 complex is a gated community with well-maintained green spaces, offering tranquility and privacy. Just a few minutes' walk away is the renowned 18-hole Villamartin Golf course, beloved by golfers. Villamartin itself is a charming coastal neighborhood in the Orihuela municipality, just minutes from the sea. The area offers full infrastructure: the El Limonar international school, shopping plazas with banks, cafés and restaurants, green zones, and water-based activities. Popular beaches like La Zenia and Cabo Roig are a 10–15-minute drive away, and airports in Alicante and Murcia are about 45 minutes away. The region's climate is a true delight: around 300 sunny days per year, mild winters, and warm summers with daytime temperatures of 25–30 °C and an average annual temperature of about +20 °C. This home is more than just a residence—it's a lifestyle space where everyone finds their place: morning coffee on the balcony, workouts in a home gym, or vibrant poolside evenings. And the ability to convert the basement room into a bedroom or office makes the home even more versatile and valuable.

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|  3 chambres                              |  2 salles de bains |  192m <sup>2</sup> Taille de construction |
|  350m <sup>2</sup> Taille de la parcelle |  Piscine           |  Garage                                   |
|  Air Conditioning                        |  Storage room      |  Terrace                                  |
|  Furnished                               |  Home appliances   |  Fireplace                                |
|  Barbecue                                |  Balcony           |  Private pool                             |
|  Yard                                    |  Smoke outlet      |  |