

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

245.000€

If you are looking for a property that combines technical spaciousness with the peace of waking up to Mediterranean views, this home on Calle Cuba (Orihuela-Costa) is for you. Set on a generous&nbsp;198.86 m<sup>2</sup> plot, this house offers space, views, and privacy.&#13;&#13;

Detailed Layout and Surface Areas:&nbsp;The property has a total built area of&nbsp;161.87 m<sup>2</sup>, excellently distributed over three levels:&#13;&#13;

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Basement (Maximum Functionality):&nbsp;A versatile space that includes a private garage with an automatic overhead door, an equipped workshop, and a practical storage room.&#13;&#13;

Main Floor (67.30 m<sup>2</sup> footprint):&nbsp;This level hosts the social area with a bright living room and a separate kitchen. The kitchen connects to a private terrace with direct views of the Villamartín golf course.&#13;&#13;

Upper Floor (Rest Area):&nbsp;Features two bedrooms and a full bathroom. From its upper terrace, you can enjoy a privileged panoramic view with the Mediterranean Sea on the horizon.&#13;&#13;

Exteriors (Private Garden):&nbsp;The portion of the 198.86 m<sup>2</sup> plot not occupied by the building is dedicated to a private garden and exclusive-use areas, creating a private outdoor oasis for you and your family.&#13;&#13;

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A Privileged Environment in Orihuela-Costa&nbsp;Living in the Filipinas Sector, within the "Residencial Montegolf" complex, is synonymous with exclusivity:&#13;&#13;

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Dual Views:&nbsp;Enjoy the green tranquility of Villamartín Golf and the blue of the Mediterranean from your own terraces.&#13;&#13;

Space and Comfort:&nbsp;With over 160 m<sup>2</sup> built, this home is significantly more spacious than the average townhouse in the area.&#13;&#13;

 2 chambres

 2 salles de bains

 162m<sup>2</sup> Taille de construction

 200m<sup>2</sup> Taille de la parcelle

 Piscine