

## 3 chambre Duplex à vendre dans Villamartin, Alicante

239.000€



Situated in the highly desirable area of Costa Blanca South, in Orihuela Costa, this well-presented quad house offers an excellent opportunity to enjoy Mediterranean living in a prime and well-connected location. Set on a 115 m<sup>2</sup> plot and offering 81 m<sup>2</sup> of well-distributed living space, the property comprises three spacious bedrooms, two bathrooms, a bright and comfortable living and dining area, and a fully equipped kitchen. The villa benefits from air conditioning, window shutters, and is offered part furnished, providing a practical and convenient move-in opportunity. Its west-facing orientation ensures excellent natural light throughout the afternoon and evening. A private parking space within the plot further enhances the property's functionality and appeal. Residents enjoy access to a beautifully maintained and generously sized communal swimming pool, ideal for relaxation and leisure throughout the year.

The location is exceptional. The property is within a 10-minute walk (approximately 800 metres) of Villamartín Plaza, a well-known destination offering a wide range of restaurants, bars, cafés, supermarkets and essential services. Golf enthusiasts will appreciate the proximity to four prestigious courses: Villamartín Golf, Las Ramblas Golf, Real Club de Golf Campoamor and Las Colinas Golf & Country Club, all just a short drive away.

The sandy beaches of Orihuela Costa, renowned for their crystal-clear waters, are approximately 5 minutes by car (around 3 km). The popular Zenia Boulevard, home to more than 150 shops, restaurants and entertainment venues, is also just 5 minutes away (approximately 4 km). Alicante-Elche Airport is easily accessible within a 45-minute drive (approximately 50 km), ensuring convenient national and international connections.

The property benefits from low annual running costs, with community fees of €550 per year and council tax (IBI) of €300 per year.

This attractive west-facing semi-detached house represents an ideal choice as a permanent residence, holiday home, or investment property in one of the most sought-after areas of the Costa Blanca. Early viewing is highly recommended.

 3 chambres

 2 salles de bains

 81m<sup>2</sup> Taille de construction

 115m<sup>2</sup> Taille de la parcelle

 Piscine