

## 2 slaapkamer Ander Te koop 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 137.08 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.

### Living in Villamartín Golf Course

Villamartín is much more than a golf course—it's one of the most sought-after residential areas on the Costa Blanca. Surrounded by nature, services, shopping centers, and restaurants, it offers a peaceful yet well-connected setting, ideal for both permanent living and holiday stays. The prestigious 18-hole golf course, its green views, and the international atmosphere create a relaxed, active, and exclusive lifestyle.

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|  2 slaapkamers                    |  2 badkamers        |  160m <sup>2</sup> Bouwgrootte |
|  345m <sup>2</sup> Perceelgrootte |  Zwembad            |  Garden                        |
|  Solarium                         |  Secure door        |  Veranda                       |
|  Laundry room                     |  Kitchen appliances |  Heating, Central              |
|  Pool, Private                    |  Storage            |  Fully furnished               |