









## 4 slaapkamer Villa Te koop in Dolores, Alicante

**1.250.000€**



This exceptional eco-efficient villa offers 4/5 bedrooms (2 master en-suite) and an additional family bathroom. With 425m<sup>2</sup> of built space on a 21,000m<sup>2</sup> plot, it combines sustainable design with high-end living. Surrounded by a 5,000m<sup>2</sup> landscaped garden with electronic gate, the remaining 16,000m<sup>2</sup> is suitable for optional arable use. A 12 x 6 m saltwater pool with motorised cover adds a touch of luxury. The property comes with a valid habitation certificate and all licences in place. Constructed to Passive House Standard, this villa sets a benchmark in energy efficiency and environmental responsibility. It combines sleek, contemporary architecture with traditional Spanish charm, delivering year-round thermal comfort through airtight construction, advanced insulation, and mechanical ventilation with heat and cooling recovery. The home stays cool in summer and warm in winter without the need for conventional heating or air conditioning. The expansive open-plan layout features high ceilings and connects the kitchen, dining, and lounge areas, flowing naturally from the entrance hallway. These bright and inviting living spaces feature a sweeping staircase that leads to the first floor, where you'll find Master Bedroom 1 and Bedroom 5/Office. The ground floor includes Master Bedroom 2, Bedrooms 3 and 4, and a spacious family bathroom. The kitchen, Bedroom 4, and Master Bedroom 2 all offer direct access to a private courtyard. The home includes two generous master suites with private en-suite bathrooms and walk-in wardrobes, in addition to flexible spaces for family living, guests, or working remotely. The kitchen is equipped with premium appliances and abundant natural light, offering a stylish and functional space for cooking and entertaining. The lounge area is equally luminous, with panoramic glass doors opening onto the terrace and garden, creating a seamless indoor-outdoor lifestyle. Sustainable technology is integrated throughout the property. A smart home system provides complete control over lighting, temperature, humidity, and ventilation. Mechanical ventilation with heat recovery ensures fresh, filtered air all year round. High-performance triple-glazed windows and high-grade insulation optimize energy efficiency and comfort. The entire ground floor is fully wheelchair accessible. A remotely controlled alarm and camera system offers enhanced security. The property is situated on a private and extensive plot that allows for complete privacy. The landscaped garden features mature fruit trees and a vegetable

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|--|---|---|
|  4 slaapkamers                       |  3 badkamers |  425m <sup>2</sup> Bouwgrootte |
|  21.300m <sup>2</sup> Perceelgrootte |  Yard        |  Garden                        |
|  Patio                               |  BBQ         |   |

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