



## 12 slaapkamer Villa Te koop in Torrevieja, Alicante

1.700.000€



This is an exceptional investment opportunity in a residential building completed in 2009, located on a 335 m<sup>2</sup> plot. The property has been designed with a modern and functional approach, making it ideal for both residential use and tourist rental exploitation. A key advantage is the potential to obtain a tourist rental license, significantly enhancing its income-generating potential. The building consists of four fully independent apartments, plus a large basement area with garage spaces and storage rooms. The layout has been carefully designed to maximize comfort, privacy, and efficiency, supporting both owner occupation and rental strategies. On the ground floor there is an 80 m<sup>2</sup> apartment with two bedrooms and two bathrooms. It offers a high level of comfort thanks to underfloor heating throughout and ducted air conditioning with a heat pump. A standout feature is the impressive private terrace of approximately 125 m<sup>2</sup>, a versatile outdoor space that significantly increases both usability and rental appeal. The first and second-floor apartments each measure 90 m<sup>2</sup> and include three bedrooms and two bathrooms, one of them en suite. Both units feature separate kitchens, bright living rooms, and open views over the park. High-quality finishes, underfloor heating, and ducted air conditioning ensure year-round comfort. The duplex penthouse, occupying the third and fourth floors, is the jewel of the building. With a total area of approximately 180 m<sup>2</sup> including terraces, it offers three bedrooms, a bathroom with jacuzzi, a living room, and a separate kitchen on the lower level. The upper level features an open-plan area of around 40 m<sup>2</sup>, an additional bathroom, and access to a 30 m<sup>2</sup> terrace with barbecue area. The property also includes independent climate control on both floors and a fully integrated sound system, placing it firmly in the premium category. The 335 m<sup>2</sup> basement includes five garage spaces and five storage rooms, one of them approximately 50 m<sup>2</sup>, adding significant functional value. Overall, this is a strong investment asset with high rental and appreciation potential, suitable for both long-term and tourist rental strategies. Viewings are available by private appointment only. Year of construction: 2009 Floor: All the 4 floors + basement

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|---|---|---|
|  12 slaapkamers |  8 badkamers | <input checked="" type="checkbox"/> Jacuzzi |
| <input checked="" type="checkbox"/> Electricity   | <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Garage  |
| <input checked="" type="checkbox"/> Lift  | <input checked="" type="checkbox"/> Air conditioner   | <input checked="" type="checkbox"/> BBQ     |
| <input checked="" type="checkbox"/> Balcony   | <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Laundry |
| <input checked="" type="checkbox"/> Heating   | <input checked="" type="checkbox"/> Terrace   |   |



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