

## 4 bedroom Villa for sale in Santa Pola, Alicante















1,250,000€

This villa, located in Pueblo Levantino, Santa Pola, is in a privileged and quiet residential area, offering a unique living experience in a natural setting. With a constructed area of 406 m<sup>2</sup> on a plot of almost 2000 m<sup>2</sup>, this property stands out for its spaciousness both indoors and outdoors. The house has 4 double bedrooms, all of them bright and with views of the garden, as well as 3 full bathrooms. The living room, with large glass windows, allows you to enjoy natural light and views of the garden, providing a cozy atmosphere at any time of the year. The villa is designed to ensure comfort, with electric heating in all rooms and a fireplace in the living room for the colder months. The interior finishes, which include wooden carpentry and stoneware and parquet floors, add warmth and elegance to the spaces. The house is ready to move into without the need for renovations.

Outside, the plot offers multiple facilities and amenities: a fenced private swimming pool with a 15-metre swimming lane and a shallow area for children, a sauna, outdoor changing rooms with showers, a five-a-side football pitch with artificial grass and a beach volleyball court with silica sand. In addition, it has an outdoor storage room of more than 50 m<sup>2</sup>, a large parking area, landscaped areas and a children's play area. The plot, partly surrounded by trees, offers shaded and cool spaces, ideal for enjoying the surroundings.

Located in the upper part of the development, the property borders the mountain range on its east and north sides, allowing it to directly receive the sea breeze coming from the mountain range of the Santa Pola lighthouse. This location is especially beneficial during hot days and nights, providing a cool and pleasant environment. The plot can be divided into two building units, which opens up the possibility of building a second villa or expanding the existing facilities.

The south-east orientation guarantees abundant natural light throughout the day, while the covered terrace allows you to enjoy the outdoors in any season. Extras include built-in wardrobes, a pantry, a solarium and automatic doors. Pueblo Levantino has urban services such as lighting and sewage, ensuring comfort in a natural

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|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                    |  3 bathrooms   |  406m <sup>2</sup> Build size |
|  2,000m <sup>2</sup> Plot size |  Swimming Pool |  Garden                       |
|  Garage                        |  Storage room  |  Terrace                      |
|  Furnished                     |  Solarium      |  Heating                      |
|  porch                         |  00 Turnkey    |                                                                                                                    |