












## 4 bedroom Villa for sale in Orihuela Costa, Alicante

1,350,000€

Luxury villa 800 metres from the sea in Campoamor, Costa Blanca South Privileged location in an exclusive natural setting Located in one of the quietest and most private areas of Campoamor, this spectacular villa combines luxury, comfort and an exceptional location just 800 metres from the beaches of Cala de Campoamor and Playa de los Diez Picos. This villa offers exclusive access to a sports area for owners, which includes paddle tennis courts, tennis courts, football pitches, basketball courts and several swimming pools. The natural environment surrounding the property includes protected areas such as the Sierra Escalona and the salt flats of San Pedro del Pinatar and Torrevieja, ideal for lovers of nature and biodiversity. Modern villa with contemporary design and energy efficiency With a plot of 676 m<sup>2</sup> and a built area of 227 m<sup>2</sup> distributed over two floors, this villa is designed to offer maximum comfort. It has 4 double bedrooms, 5 full bathrooms and a spacious living-dining room with an integrated kitchen of over 50 m<sup>2</sup>. The aerothermal system guarantees energy efficiency and sustainability. Elegant and functional interiors The kitchen, fully equipped with Bosch appliances, stands out for its central island decorated with wooden slats, LED lighting and a practical hidden door that gives access to the laundry room, garage and outdoor bathroom. The living room has large windows that visually connect with the outside, reinforcing the spaciousness of the space and creating a bright and welcoming atmosphere. Bedrooms and bathrooms designed for comfort The master bedroom has a dressing room and en-suite bathroom. All bathrooms feature an exclusive design with modern finishes and electric towel rails (except the outdoor bathroom). LED lighting is carefully distributed throughout the property to provide warmth and style. Spectacular outdoor area with swimming pool and outdoor kitchen The villa includes two porches, a 47 m<sup>2</sup> private pool with jacuzzi and beach area, as well as a solarium on the upper floor. The chill-out area, set with LED lighting, creates the perfect environment for relaxation. The outdoor kitchen makes this villa the ideal place to enjoy the Mediterranean climate with family and friends. Nearby points of interest Campoamor beach: 0.8 km Las Ramblas golf course: 3 km Zenia Boulevard shopping centre: 6 km Murcia Airport: 45 km Alicante Airport: 70 km Torrevieja town centre: 12 km Experience the Costa Blanca at its best Enjoy over 300 days of sunshine a year with an average

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|  4 bedrooms                  |  5 bathrooms     |  227m <sup>2</sup> Build size |
|  676m <sup>2</sup> Plot size |  Swimming Pool   |  Garage                       |
|  Garden                      |  1 Pool          |  Terrace                      |
|  Basement                    |  Air Conditioner |  |