

## 5 bedroom Villa for sale in Ciudad Quesada, Alicante

**525,000€**



### **\*\*Luxury Wheelchair-Accessible Villa with Golf Views for Sale in Spain: 5-Bedroom, 4-Bathroom, and Room for More\*\***

This exceptional, wheelchair-accessible villa for sale on the front line of La Marquesa Golf Course, Spain, offers rare luxury with unparalleled accessibility features. Designed with spaciousness and adaptability in mind, this 5-bedroom, 4-bathroom home can become a 6-bedroom, 5-bathroom sanctuary for families, including those with disabled or elderly members. Here's what makes this property unique in Spain's competitive market:

#### **\*\*Accessibility-Optimized Driveway and Garage for Multi-Generational Living\*\***

With an easily accessible driveway from the street and a wide garage, the villa provides a seamless approach for wheelchair users. The large 4.5m x 6m garage can be converted into an additional ground-floor bedroom, increasing versatility for multi-generational households, such as families with elderly relatives or disabled members.

- **\*\*Cost Estimate\*\***: €1,800- **\*\*Conversion Scope\*\***: Remove the garage door, install a door and window, and install the interior finish to create a comfortable new bedroom.

#### **\*\*Ensuite Bathroom Addition for Full Ground-Floor Accessibility\*\***

Located beside the garage, a 2.7m x 5m utility room is ready to be transformed into a spacious, accessible ensuite. This addition ensures independence and comfort for any family member with mobility needs.

- **\*\*Cost Estimate\*\***: €4,200- **\*\*Scope of Work\*\***: Includes a barrier-free shower, grab bars, and non-slip flooring for optimal accessibility.

#### **\*\*Exterior Ramps for Easy Movement\*\***

With minimal investment, existing exterior steps can be replaced with concrete and tiled ramps, providing unrestricted mobility across the villa's ground floor and outdoor living spaces.

- **\*\*Cost Estimate\*\***: €2,000- **\*\*Scope of Work\*\***: Creating smooth, well-designed ramps harmonising with the villa's aesthetic.

### **\*\*A Unique 6 Bedroom, 5 Bathroom Accessible Villa with Golf Course Views\*\***

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|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  5 bedrooms                  |  3 bathrooms   |  265m <sup>2</sup> Build size |
|  670m <sup>2</sup> Plot size |  Swimming Pool |                                                                                                                    |