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1,350,000€

Luxury Villa with Tourist License in La Nucia. Exclusive Luxury Villa in La Nucia with Tourist License and Maximum Privacy. We present this spectacular luxury villa located in one of the most exclusive areas of La Nucia, known as The Sports City of Alicante. A unique property that combines privacy, comfort, and a privileged location, ideal both as a permanent residence and as a tourist investment. Main features: Accommodation for more than 10 people thanks to its intelligent layout and generous spaces. Valid tourist license, perfect for high-end vacation rental. Independent apartment with 2 bedrooms, ideal for guests or additional rental space. Private plot of over 1,500 m<sup>2</sup>, surrounded by nature and immaculate garden areas, offering total tranquility and exclusivity. Air conditioning throughout the house and heating system, ensuring maximum comfort all year round. Private parking for 5 vehicles, with easy access and great convenience for residents and visitors. Unbeatable location: Just a few steps from the prestigious Elians British School, ideal for families with school-aged children. Very close to the Camilo Cano Sports City, the epicenter of professional and amateur sports on the Costa Blanca. Only 10 minutes by car from the beaches of Benidorm and Altea, ensuring easy access to the sea and coastal leisure. This villa represents an unparalleled opportunity for those seeking a distinguished lifestyle or a profitable investment with high tourist demand on the Costa Blanca.

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|  5 bedrooms                    |  4 bathrooms           |  510m <sup>2</sup> Build size |
|  1,490m <sup>2</sup> Plot size |  Swimming Pool         |  Airconditioning              |
|  Exterior Lighting             |  Garage                |  Gazebo                       |
|  Guest Apartment               |  Hot Water Electric    |  Landscaping                  |
|  Open kitchen                  |  Private swimming pool |  Terrace                      |
|  Tiled floors                  |   |  |