

## 4 bedroom Villa for sale in San Miguel de Salinas, Alicante

739,000€



Modern New Build Villa with Open Views in Ciudad de las Comunicaciones, San Miguel de Salinas

Contemporary Detached Villa Surrounded by Nature

This elegant new build villa is located in Ciudad de las Comunicaciones, a quiet residential area of San Miguel de Salinas known for its elevated position, open landscapes and peaceful environment. Set on the edge of the urbanization, the property enjoys beautiful unobstructed views over orange groves and the surrounding countryside, offering privacy and a true Mediterranean lifestyle.

Built on a generous 533 m2 plot, the villa offers 169 m2 of constructed area distributed over two floors, designed to maximize natural light, comfort and functionality. The outdoor space includes private parking within the plot and a private swimming pool, perfect for enjoying the Costa Blanca climate all year round.

Thoughtful Layout for Comfortable Living

The ground floor features a bright open plan living and dining area connected to a modern kitchen with direct access to the terrace and pool area. This level also includes a spacious bedroom with en suite bathroom and dressing room, a guest toilet and a separate laundry room.

On the upper floor, there are three additional bedrooms, a full bathroom and two private terraces with panoramic views over the orange groves, creating peaceful spaces to relax and enjoy the surroundings.

Quality Features and Energy Efficiency

The villa is equipped with features designed for comfort and efficiency, including:

- Preinstallation for ducted air conditioning on the ground floor
- Preinstallation for split air conditioning units on the upper floor
- 3.5 kW photovoltaic solar panels
- Fitted kitchen
- Private swimming pool
- Video intercom system
- Glass railings on upper floor terraces

These elements combine modern design with sustainable living.

Prime Location Close to Golf, Beaches and Services

Ciudad de las Comunicaciones offers a tranquil residential setting while remaining close to essential services, golf courses and the coast. The vibrant town of Torrevieja is only 7 km away, providing shopping centers, restaurants, marina and beaches.

Distances to Key Points of Interest

- Las Colinas Golf and Country Club 6 km
- Real Club de Golf Campeon 8 km
- Oribuola Costa Beaches 10 km
- Zonin

- |                                                                                                                |                                                                                                 |                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                  |  2 bathrooms |  169m <sup>2</sup> Build size |
|  533m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Garden                                                      | <input checked="" type="checkbox"/> Private pool                                                                   |
| <input checked="" type="checkbox"/> Gated                                                                      | <input checked="" type="checkbox"/> Number of Parking Spaces: 1                                 | <input checked="" type="checkbox"/> Near Schools                                                                   |
| <input checked="" type="checkbox"/> Air Conditioning: Pre-Installed                                            | <input checked="" type="checkbox"/> Double Bedrooms: 4                                          | <input checked="" type="checkbox"/> Beach: 8000 Meters                                                             |
| <input checked="" type="checkbox"/> Terrace: 60 Msq.                                                           | <input checked="" type="checkbox"/> Useable Build Space: 140 Msq.                               | <input checked="" type="checkbox"/> Location: Rural                                                                |
| <input checked="" type="checkbox"/> Laundry Room                                                               | <input checked="" type="checkbox"/> Parking - Space                                             | <input checked="" type="checkbox"/> Toilet: 1                                                                      |



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