


## 3 bedroom Villa for sale in Mutxamel, Alicante


450,000€



Discover the privilege of living in an independent villa with contemporary design, located in a unique enclave between El Campello and San Juan Playa. Residencial Alicante Panoramic combines modern architecture, premium qualities, and panoramic views of the Mediterranean Sea, offering an exclusive environment of comfort, privacy, and elegance.???? Main Features---36 independent single-family villas---3 bedrooms with built-in wardrobes---3 full bathrooms with shower screens included---Built area: from 326 m<sup>2</sup>---Plots from: 392 m<sup>2</sup> to 786 m<sup>2</sup>---Private pool, private parking, and spacious terraces---Solarium with spectacular panoramic sea views Outstanding Quality Specifications---Structure: Reinforced concrete with foundation footings and sanitary slab.---Roof: Flat walkable solarium type, with thermal insulation, double-layer waterproofing, and non-slip porcelain flooring.---Façade: White single-layer mortar finish with porcelain skirting.---Exterior carpentry: Aluminum RAL 7016 grey, double glazing (low-emissivity + acoustic + security), solar control, and motorized blinds.---Interior carpentry: White lacquered doors, lined wardrobes, and fully equipped kitchen with lacquered furniture, Silestone countertop, and glass front.---Appliances included: American refrigerator, washing machine, dishwasher, oven, microwave, and extractor hood.---Bathrooms: Wall-hung sanitary ware (GEBERIT), high-end taps (GEBERIT or TRES), NUOVVO resin shower tray, and vanity with mirror and LED lighting.---Air conditioning: Pre-installation for ducted air conditioning and underfloor heating in bathrooms.---Energy and efficiency: Aerothermal system for domestic hot water (DHW) and full compliance with CTE.---Lighting: Recessed LED spotlights throughout the house, exterior lighting, and installed home automation.---Private pool (3x6 m) with integrated lighting and outdoor shower.---Landscaped interior urbanization with non-slip porcelain materials and premium details.???? Privileged Location---Located between Mutxamel and El Campello, just 10 minutes from the beaches of San Juan and El Campello, and 1 minute from Bonalba Golf, which has a restaurant, supermarket, café, 4★ hotel with spa, and clubhouse.---Excellent connection with the AP-7 motorway, providing fast access to Alicante, Benidorm, Calpe, and Denia.???? Status and Availability---1st and 2nd phase: Completed (villas 10-28)---3rd phase: Delivery early 2026 (villas 1-9)---4th phase: Summer 2026 approx. (villas 29-36) Project energy certification (PE):

 3 bedrooms

 3 bathrooms

 326m<sup>2</sup> Build size

 658m<sup>2</sup> Plot size