

## 3 спальная комната вилла продается в San Juan, Alicante

1.390.000€



Impressive, 3-bedroom detached villas, a few metres from the beach, in San Juan, Alicante.

These villas are distributed over three levels & have a lift that connects to all floors. The ground floor offers a spacious living-dining room & a designer, fully fitted kitchen with a central island & views of the garden. The kitchen appliances include a prestigious brand, already installed: fridge/freezer, dishwasher, induction hob, a column with pyrolytic oven & microwave, & a central, decorative hood over the cooking area with integrated lighting. Also a guest toilet on this level. The first floor offers another living room/lounge area, 2 spacious bedrooms with built-in wardrobes, 2 modern, complete bathrooms & a master suite with a huge dressing room, full en suite bathroom & a balcony providing breath-taking views of the Mediterranean sea. The villa has a basement supplying a utility room equipped with pre-installation for washing machine & dryer, with access to the outside area & a garage providing access via a motorized door, operated by remote control, from an external ramp located at the rear of the plot. It has space for 3 cars, & an adjoining area for more vehicles if necessary, as well as pre-installation for a recharge point for an electric vehicle, & a storage room.

The exteriors of these magnificent villas are made up of a terrace, a natural garden with different types of aromatic, flowering & decorative plants. An automated, programmed, irrigation system, a private swimming pool of approximately 20m<sup>2</sup> with a shower area & on the porch there is an area with a portable barbecue.

These wonderful villas have been designed & built with top quality materials & finishes, among other features: installation of a very modern home domotic system to control lights in the living room, master bedroom & garden, with the possibility of programming scenes & presence simulator. Control of window blinds & air conditioning, with the possibility of control from the mobile phone through a free download application. Pre-installation for a CCTV security camera system on the perimeter of the plot. Installation of air conditioning (hot & cold) by zones through ducts & individual temperature control in the living room & the bedrooms. Underfloor heating by water throughout the house with temperature control per room. In addition, the bathrooms have electric underfloor heating to supply

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|----------------------------------|-------------------------------|---------------------------------------|
| 3 спальни                        | 3 ванные комнаты              | 549m <sup>2</sup> Размер сборки       |
| 402m <sup>2</sup> Размер участка | Бассейн                       | Double Glazing                        |
| Fitted Kitchen                   | Clinic - Walking Distance     | Hospital - Within 15 minute drive     |
| Pharmacy - Walking Distance      | Bank - Walking Distance       | Bars & Restaurants - Walking Distance |
| Beach - Walking Distance         | Golf - Within 15 minute drive | Park - Walking Distance               |
| Shops - Walking Distance         | BBQ                           | Garden - Private                      |
| Terraced Areas                   | Garage - Underbuild           | Pool - Private                        |
| School - Walking Distance        | Alarm                         | Entry Phone System                    |