





## 4 bedroom Villa for sale in Orihuela Costa, Alicante

450,000€

Discover your dream refuge in Orihuela Costa, in the coveted area of Las Filipinas in Villamartín! This elegant independent house offers a life of luxury and comfort in an incomparable Mediterranean environment, just 10 minutes from all the beaches of Orihuela Costa. With an impressive surface area of 213 square meters and sitting on a 470 square meter plot, this residence is a true outdoor paradise. Enjoy an extensive 383 square meter exterior that includes a lush garden, several terraces for relaxing in the sun and a 23 square meter private pool, perfect for cooling off on hot summer days. In addition, an additional space of approximately 40 square meters has recently been added with a fully equipped kitchen, ideal for your family and social gatherings, bringing the surface area of the house to 253m<sup>2</sup>, although this additional space remains to be legalized. Inside, you will find a design carefully thought out to offer maximum comfort. The house has 3 large double bedrooms, with the option of making a fourth bedroom on the ground floor, as well as a 100 square meter basement that offers a multitude of possibilities: additional bedrooms, entertainment rooms, etc. With 2 full bathrooms and a toilet, comfort is guaranteed for the whole family. On the ground floor we find the kitchen, the living-dining room with access to a sunny terrace facing east, a bathroom, a bedroom, and another room that now serves as an office and dining room but could become another bedroom. On the upper floor there are 2 more bedrooms, a bathroom and a terrace. This property is ready to move into, with an east-west orientation that allows natural light to enter throughout the day. High ceilings and high-quality finishes add a touch of elegance to every corner. Additional amenities include air conditioning, heating, built-in wardrobes, laundry, storage room and automatic door for easy car parking. In addition, you will be surrounded by all the necessary amenities, such as public transport, schools, renowned golf courses (Las Ramblas, Las Colinas, etc.), shopping centers and supermarkets within walking distance (Mercadona 1 kilometer). Don't miss the opportunity to live in this exclusive property! Contact us now and make your Mediterranean dream come true in Orihuela Costa.

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|--|---|--|
|  4 bedrooms                  |  2 bathrooms |  253m <sup>2</sup> Build size |
|  470m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Number of Parking Spaces: 1                                 | <input checked="" type="checkbox"/> Near Schools   |
| <input checked="" type="checkbox"/> Near Childrens Parks   | <input checked="" type="checkbox"/> Near Commercial Center                                      | <input checked="" type="checkbox"/> Near Bus Route   |
| <input checked="" type="checkbox"/> Near Golf / Golf Resort Property   | <input checked="" type="checkbox"/> Under-Build / Basement                                      | <input checked="" type="checkbox"/> Double Bedrooms: 4   |
| <input checked="" type="checkbox"/> Near Trees   | <input checked="" type="checkbox"/> Location: Coastal   | <input checked="" type="checkbox"/> Heating: Yes, Air Conditioning: Yes  |
| <input checked="" type="checkbox"/> Games Room   | <input checked="" type="checkbox"/> Has Main Electric   | <input checked="" type="checkbox"/> Laundry Room   |
| <input checked="" type="checkbox"/> Useable Build Space: 230 Msq.  | <input checked="" type="checkbox"/> Terrace: 383 Msq.   | <input checked="" type="checkbox"/> Beach: 5700 Meters   |

Property marketed by Stratus International Properties

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