

## 4 спальная комната вилла продается в Altea, Alicante




















1.850.000€

**SURROUNDINGS**In the prestigious Altea Hills urbanization lies this diamond in the rough, ready to be transformed into a unique property. This enclave is internationally recognized for its exclusivity, refined aesthetics, and 24-hour private security, ensuring peace and privacy for its residents. Surrounded by high-end villas and a privileged natural environment, the area offers everything you need to enjoy a sophisticated lifestyle: • The Luis Campomanes marina (Marina Greenwich), just a few minutes away, where you can moor your boat, enjoy Mediterranean cuisine by the sea, or simply stroll along the yachts. • Prestigious restaurants and a luxury hotel nearby. • Supermarkets, services, and shops just a few minutes' drive away. • Less than 10 minutes by car from the picturesque old town of Altea, with its cobbled streets, art galleries, and bohemian atmosphere. • Excellent connections to the AP-7 motorway, allowing easy access to Alicante or Valencia. All of this in a setting of peace, nature, and panoramic views of the Mediterranean.

**ABOUT THE VILLA**Construction of this property began in 1996 and is currently pending completion and updating with contemporary materials and finishes. It is a unique opportunity to create a modern, luxurious home with a very special character, in an incomparable enclave. • Plot of 1,733 m<sup>2</sup>, with spacious outdoor areas and garden. • Total built surface: 605 m<sup>2</sup>, including: o Private pool of 8 x 5 m. o Tennis court of 208 m<sup>2</sup>. o Parking area of 41 m<sup>2</sup>. o Porches and terraces to enjoy the Mediterranean climate all year round.

The house is distributed over 3 floors: • Ground Floor (114 m<sup>2</sup>): spacious living room, dining room, separate kitchen, 2 bedrooms and 2 bathrooms. • First Floor (140 m<sup>2</sup>): 2 en-suite bedrooms with access to terraces and spectacular sea views. • Second Floor (26 m<sup>2</sup>): a multipurpose room ideal as an office, studio or playroom. Thanks to its excellent south-facing orientation, you will enjoy natural light and pleasant temperatures all year round.

**YOUR NEW LIFE PROJECT**If you are an investor, developer, or a lover of homes with soul and great potential, this villa offers you the opportunity to create a luxury residence tailored to your needs. We will assist you throughout the process: • Valuation and personalized advice. • Detailed renovation and updating budget. • Design and interior proposals to make the most of the property's potential. Call us to arrange a visit and discover this diamond in the rough in one of the most coveted areas of the

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|---|---|---|
|  4 спальни                          |  4 ванные комнаты        |  605m <sup>2</sup> Размер сборки |
|  1.733m <sup>2</sup> Размер участка |  Бассейн                 |  Parking                         |
|  Storage / Trastero                 |  Construction Year: 1996 |  Covered Terrace                 |
|  Fenced Plot                        |  Good Communications     |  Interior                        |
|  Laundry                            |  Near The Beach          |  Near The Town Center            |
|  Open Terrace                       |  Parking                 |  Security Door                   |
|  Storage Room                       |   |   |