

## 3 sovrum Villa till salu i Dolores, Alicante

459.000€

VILLAS WITH 3 BEDROOMS, 3 BATHROOMS, TERRACE AND PRIVATE POOL IN DOLORES, ALICENTE - COSTA BLANCA

In the quiet Dolores, several modern villas are currently being built, designed with comfort, light and energy efficiency in mind. These detached houses each have 3 bedrooms, 3 bathrooms and a private swimming pool (5m x 2.80m to 8.76mx 2.80m), and are built on plots of approximately 206.40 m<sup>2</sup> to 212 m<sup>2</sup> with a built area of ±133 m<sup>2</sup>.

The living area is light and spacious and connects seamlessly to the open kitchen, which is equipped with a kitchen island, porcelain worktop, stainless steel sink and built-in appliances such as an induction hob, ceiling extractor, oven, microwave, fridge and integrated dishwasher.

The villas have three comfortable bedrooms, of which the master bedroom has its own dressing room with shelves, drawers and hanging space. The other bedrooms are equipped with built-in wardrobes with sliding doors.



















There are three fully equipped bathrooms, with ceramic wall-mounted toilets, bathroom furniture with integrated washbasin, quality mixer taps, mirrors and walk-in showers with glass wall. All bathrooms have electric underfloor heating for extra comfort.

Outside you will enjoy a private garden with artificial grass (according to the project design) and a private swimming pool with filtration and purification system. The driveway has space for one car and is equipped with a motorized gate . There is also a pre-installation for a charging point for electric vehicles .

In terms of energy and comfort, the villas are equipped with ducted air conditioning on both floors, an electric boiler (NUOS or similar) and solar panels with a 5 kW inverter (expandable system). Indoor and outdoor LED lighting is included and each home has a video intercom system and TV and network connections (RJ45) in all rooms.

Location and surroundings

Just 900 metres away is a large supermarket, as well as several bars and restaurants. The coast of Guardamar del Segura is 15 km away (approximately 18 minutes drive). La Marquesa Golf is 11.9 km away (14 minutes drive) and Alicante Airport is 44.1 km away, approximately 28 minutes drive.

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|  3 sovrum                      |  3 badrum           |  133m <sup>2</sup> Bygg storlek             |
|  208m <sup>2</sup> Tomtstorlek |  Simbassäng         |  Air conditioning                           |
|  Garden                        |  Balcony            |  Intercom                                   |
|  Terrace                       |  Private pool       |  Preinstalation charging point electric car |
|  White goods                   |  Underfloor heating |  TV and telephone connections               |
|  Built-in/lined wardrobes      |  Electric shutters  |  Showerscreen in bathroom                   |