










## 2 sovrum Villa till salu i Orihuela Costa, Alicante

197.000€

We present this wonderful opportunity to acquire a renovated chalet with Mediterranean charm in the exclusive area of Las Filipinas, Orihuela Costa. With a surface area of 80 m<sup>2</sup> distributed in a practical and bright layout, this home offers everything you need to enjoy the climate and tranquility of the Alicante coast. The chalet features two spacious double bedrooms, two full bathrooms, a fully equipped kitchen with all appliances, and a cozy living room that opens onto an 11 m<sup>2</sup> southwest-facing terrace—perfect for sunbathing or enjoying outdoor dinners. Renovated with quality materials, it stands out for its combination of ceramic and parquet flooring, wooden interior carpentry, and PVC windows with Climalit, ensuring comfort and energy efficiency. Located on a corner plot, the property boasts a beautiful private garden, barbecue area, solarium with open views, and a patio that adds privacy and additional outdoor space. It is also part of a residential complex with a communal pool—ideal for cooling off during the summer. Extras include: air conditioning, built-in wardrobes, reinforced door, high ceilings, accessibility for people with reduced mobility, furniture included, storage room, TV, and much more. Located just 35 km from the beach and surrounded by all essential services: schools, medical centers, supermarkets, shopping malls, green areas, parks, and golf courses. Excellent public transport connections and easy access to main roads. With a community fee of only €300/year, this property is perfect as a permanent residence, second home, or investment for holiday rentals. Don't miss this unique opportunity in one of the most sought-after areas of Orihuela Costa! Contact us today to schedule a visit.

-  2 sovrum
-  Communal Pool
-  Patio

-  2 badrum
-  Garden
-  BBQ

-  80m<sup>2</sup> Bygg storlek
-  Beach: 3000 Meters
-  Furnished