

## 4 sovrum Villa till salu i Torre de la Horadada, Alicante

**745.000€**

VILLA WITH 4 BEDROOMS, 3 BATHROOMS AND PRIVATE POOL 850m FROM THE BEACH IN TORRE DE LA HORADADA, COSTA BLANCA SOUTH

This exclusive Villa combines high quality finishes with an excellent location, just 850 metres from the coast of Torre de la Horadada and will be delivered with an Energy Efficiency Certificate: Level A.

### Surfaces:


















This Villa will have a built area of 133m<sup>2</sup> (Ground floor: 67.85 m<sup>2</sup> / First floor: 55.42 m<sup>2</sup> / 50% Porche 9.54 m<sup>2</sup>), with a total terrace area of 294m<sup>2</sup> (Covered terrace Ground floor: 19.09 m<sup>2</sup> / Terrace Ground floor: 195.81 m<sup>2</sup> / Terrace First floor: 23.14 m<sup>2</sup> / Solarium: 55.96 m<sup>2</sup>).

### Layout and equipment

**Living room & kitchen** This Villa will have on the ground floor an open living space of 37.16m<sup>2</sup> with lots of light and a fully equipped open kitchen. The kitchen contains upper and lower cabinets and will be equipped with: refrigerator, oven, microwave, induction hob, extractor hood, dishwasher and washing machine.

**Bedrooms & Bathrooms** On the ground floor there is one bedroom of 8.41m<sup>2</sup> and a separate bathroom of 4.05m<sup>2</sup>. On the first floor there are the other three bedrooms of respectively 8.07m<sup>2</sup>, 7.43m<sup>2</sup> and a Master bedroom of 11.37m<sup>2</sup> with an en-suite bathroom of 4.51m<sup>2</sup>. Furthermore, there will also be a separate bathroom of 4.05m<sup>2</sup> on the first floor. The bedrooms have built-in wardrobes and the bathrooms are modernly furnished with wall-hung toilets, a shower with glass wall, bathroom furniture and mirror with LED lighting. Underfloor heating is also standard in all the bathrooms.

**Comfort & technology** Installation of air conditioning via ducts Full underfloor heating in the home (aerothermal supported) Aerothermal hot water system (ACS) Mechanical ventilation system with turbine Indoor and outdoor lighting (including LED lighting) TV, telephone and internet connections in all rooms Solarium with outdoor kitchen

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|  4 sovrum                      |  3 badrum                 |  133m <sup>2</sup> Bygg storlek |
|  292m <sup>2</sup> Tomtstorlek |  Simbassäng               |  Air conditioning               |
|  Terrace                       |  Solarium                 |  Fitness                        |
|  Private pool                  |  White goods              |  Underfloor heating             |
|  TV and telephone connections  |  Indoor lighting          |  Outdoor lighting               |
|  Built-in/lined wardrobes      |  Showerscreen in bathroom |  |