



## 5 sovrum Villa till salu i Ciudad Quesada, Alicante

450.000€

**\*\*Luxury Wheelchair-Accessible Villa with Golf Views for Sale in Spain: 5-Bedroom, 4-Bathroom, and Room for More\*\***This exceptional, wheelchair-accessible villa for sale on the front line of La Marquesa Golf Course, Spain, offers rare luxury with unparalleled accessibility features. Designed with spaciousness and adaptability in mind, this 5-bedroom, 4-bathroom home can become a 6-bedroom, 5-bathroom sanctuary for families, including those with disabled or elderly members. Here's what makes this property unique in Spain's competitive market:

- \*\*Accessibility-Optimized Driveway and Garage for Multi-Generational Living\*\***With an easily accessible driveway from the street and a wide garage, the villa provides a seamless approach for wheelchair users. The large 4.5m x 6m garage can be converted into an additional ground-floor bedroom, increasing versatility for multi-generational households, such as families with elderly relatives or disabled members.
- \*\*Cost Estimate\*\***: €1,800- **\*\*Conversion Scope\*\***: Remove the garage door, install a door and window, and install the interior finish to create a comfortable new bedroom.
- \*\*Ensuite Bathroom Addition for Full Ground-Floor Accessibility\*\***Located beside the garage, a 2.7m x 5m utility room is ready to be transformed into a spacious, accessible ensuite. This addition ensures independence and comfort for any family member with mobility needs.
- \*\*Cost Estimate\*\***: €4,200- **\*\*Scope of Work\*\***: Includes a barrier-free shower, grab bars, and non-slip flooring for optimal accessibility.
- \*\*Exterior Ramps for Easy Movement\*\***With minimal investment, existing exterior steps can be replaced with concrete and tiled ramps, providing unrestricted mobility across the villa's ground floor and outdoor living spaces.
- \*\*Cost Estimate\*\***: €2,000- **\*\*Scope of Work\*\***: Creating smooth, well-designed ramps harmonising with the villa's aesthetic.

**\*\*A Unique 6-Bedroom, 5-Bathroom Accessible Villa with Golf Course Views\*\***After modification, the villa offers 6 bedrooms and 5 bathrooms, ideal for large families or multi-generational living. With a rare wheelchair-accessible design, the villa's 140m<sup>2</sup> ground-floor area ensures free movement, while the exterior amenities include:

- \*\*Private Pool\*\***- **\*\*Three Large Terraces with Panoramic Views\*\***- **\*\*Utility Room\*\***- **\*\*Two Lounges\*\***- **\*\*Pool Room with Shower and Sauna\*\***

**\*\*Significant Property Value Enhancement Potential\*\***Due to the scarcity of accessible properties, this villa represents a prime investment

🛏 5 sovrum

🛏 3 badrum

🏠 265m<sup>2</sup> Bygg storlek

✚ 670m<sup>2</sup> Tomtstorlek

☑ Simbassäng

