

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

749.950€




















**Exceptional Villa Blending Modern Comfort with Timeless Mediterranean Elegance — Elevated Lake & Sea Views** This exceptional villa masterfully blends contemporary comforts with timeless Mediterranean architecture, creating a luxurious retreat just steps from the town centre—yet perfectly secluded for maximum privacy. Elegant stone accents, classic white façades, and modern, clean lines amplify the home's sophisticated character. Set on an elevated plot, the property boasts panoramic views over the surrounding natural landscape, salt lakes, and even the distant Mediterranean Sea, offering a unique sense of openness and tranquility rarely found so close to town.

**Key Features**

- Three En-suite Bedrooms** Each bedroom offers generous proportions, fitted wardrobes, and private bathrooms finished in premium fixtures and natural stone.
- Open-Plan Living** A seamless layout unites the living, dining, and lounge areas beneath lofty ceilings, flooding the interior with natural light. Sliding doors connect to a winter room enclosed by glass curtains—ideal for year-round relaxation and enjoying the expansive views.
- Gourmet Kitchen & Utility** The sleek, fully equipped kitchen is complemented by a separate laundry area and a convenient guest (courtesy) toilet.
- Dual Driveways & Secure Parking** Two independent gated drives provide flexible access. Beneath the villa, a spacious garage accommodates multiple vehicles. Subject to further excavation, it can be extended into a full-size basement suited to a gym, cinema, or additional guest suites.
- Outdoor Entertaining** Heated Pool bordered by ample sun-lounging terraces Summer kitchen & built-in BBQ for alfresco dining Poolside shower and external WC Lawned garden on the opposite flank—currently a blank canvas for landscaping, sports, or play
- Expansion Potential** Existing planning permission allows for a stand-alone guest house of up to three bedrooms. The plot can also be legally segregated, offering attractive possibilities for future development or resale.

**Location** Set in a prime, “best-of-both-worlds” location, the property sits in the very heart of town—within walking distance to cafés, boutiques, and essential services—yet discreetly tucked away on a quiet road, ensuring peace, privacy, and sweeping lake and sea views.

**Investment Appeal** Whether envisioned as a prestigious permanent residence, an indulgent holiday escape, or a high yield rental investment, this villa represents a rare opportunity in an unbeatable location, with scope to add

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|  3 sovrum                        |  4 badrum         |  220m <sup>2</sup> Bygg storlek |
|  1.130m <sup>2</sup> Tomtstorlek |  Simbassäng       |  Barbecue                       |
|  Porch                           |  Private pool     |  Pool                           |
|  Laundry                         |  Garage           |  Home appliances                |
|  Heating                         |  Central Heating  |  Terrace                        |
|  Storage room                    |  Air conditioning |  |



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