

## 3 sovrum Villa till salu i Orihuela, Alicante

1.250.000€

New Build Villa in Las Colinas Golf & Country Club, Orihuela

### Exclusive Location in Costa Blanca South

This stunning new build villa is located in Las Colinas Golf & Country Club, one of the most prestigious resorts in Orihuela Costa. Nestled in a lush 330-hectare valley surrounded by Mediterranean forest and green areas, the community offers an exclusive lifestyle with maximum privacy. The resort is just 40 km from Alicante Airport and 60 km from Murcia-Corvera Airport, with beautiful Mediterranean beaches only a short drive away.

### Modern Villa with Spacious Layout

Designed with elegance and comfort in mind, this villa is distributed across two floors plus a basement. It features 3 bedrooms, each with ensuite bathrooms, and a guest toilet. The ground floor includes an open-plan kitchen connected to the living room, two bedrooms, and access to a large terrace with a private 60 m2 swimming pool and landscaped garden. The first floor offers a private bedroom suite, while the basement includes a spacious garage for two cars with natural light and ventilation via an English patio.

### Premium Qualities and Technology

Built with the highest standards, this villa includes:






















Fully installed ducted air conditioning

Heating and hot water via aerothermal system

Interior LED lighting included

Fully equipped bathrooms with furniture and shower screens

Kitchen fitted with premium appliances

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|---|---|--|
|  3 sovrum                         |  3 badrum                      |  335m <sup>2</sup> Bygg storlek |
|  936m <sup>2</sup> Tomtstorlek    |  Simbassäng                    |  Private pool                   |
|  garden                           |  Gated                         |  Terrace: 80 Msq.               |
|  Parking - Space                  |  Number of Parking Spaces: 2   |  Beach: 7000 Meters             |
|  Near Golf / Golf Resort Property |  Near Schools                  |  Near Commercial Center         |
|  Location: Rural, Urbanisation    |  Useable Build Space: 130 Msq. |  Storage / Trastero             |
|  Under-Build / Basement           |  Double Bedrooms: 3            |  WC: 1                          |



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