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**635.000€**

MASSIVE PRICE REDUCTION FOR QUICK SALE -----Our client has reduced the price from €675,000 down to €635,000. This property has been priced to sell and believe us when we tell you, you get your monies worth with this Villa. We present to you this Amazing Villa situated in a unique position, built into the side of a Cliff, over looking Las Ramblas Golf Course, in the Beautiful Costa Blanca region of Orihuela Costa, just minutes from the Gorgeous Beaches. Officially listed as a 4 Bedroom Villa, this unique home offers incredible flexibility, with the potential to accommodate up to 7 bedrooms, with could include a separate apartment. This would ideally suit a family, or those seeking additional space for guests with separate accomodaion on the lower floor, even a potential rental opportunity for Golfers. The Villa was designed and custom built by the current owners 27 years ago, built into the cliffside, this not only is picturesque but aids in cooling the property in the Hot Summer months, reducing the reliance on Air Conditioning and providing addional warmth in the winter months. Each room offers spectacular views of the Golf Course and Greenery surrounding the Villa. The Villa spans 3 floors plus a mezzanine level from the kitchen area. Please join us as we walk you through each floor, giving you a full appreciation of the villa's unique design and impressive potential. Garage - Workshop As you arrive at the property from the road, you're greeted by a spacious garage complete with an electric car charging point. To the rear of the garage, there's a workshop area with its own separate entrance, offering potential additional storage. Entering the Villa - Top Floor Level Upon entering the villa, you'll find a central staircase that connects all three main levels of the Villa. This entrance point is on the top floor, with the staircase leading down through the second floor and finally to the ground floor, where the swimming pool is located. On the top level, turning left from the entrance takes you into a fully fitted kitchen. The kitchen features two sets of patio doors, both opening onto expansive terraces, perfect for al fresco dining and entertaining around the built-in BBQ area. From the kitchen, a staircase leads up to the mezzanine level, where you'll find Bedroom 4, currently used as an office. This area also includes an open space ideal for relaxing. Back in the main hallway, you'll find a guest WC and a utility room, complete with plumbing for a washing machine and a convenient sink area. The spacious

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|  4 sovrum                      |  3 badrum                             |  214m <sup>2</sup> Bygg storlek         |
|  480m <sup>2</sup> Tomtstorlek |  BBQ                                  |  Airport: 50 Minutes                    |
|  Air conditioning              |  Beach: 10 Minutes                    |  Central Heating, Air Conditioning: Yes |
|  Near Trees                    |  Near Golf / Golf Resort Property     |  Near Commercial Center                 |
|  Main Gas                      |  Laundry room                         |  Gated                                  |
|  garden                        |  Garage - Electric Car Charging point |  Patio                                  |
|  Private pool                  |  Near Childrens Parks                 |  Garage                                 |
|  Double Bedrooms: 4            |  Potential to be 7 Bedrooms           |  Pool Re Grouted 2025                   |



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