



## 3 sovrum Villa till salu i Orihuela Costa, Alicante

399.000€

This beautiful villa, built in 2018 and in good condition, is an ideal home for those seeking comfort and a sunny lifestyle on the Costa Blanca. With a southwest orientation, you can enjoy sunny days and evenings. The property is fully furnished, making it ready for immediate occupancy. The property offers: 3 spacious bedrooms, 3 modern bathrooms, each equipped with underfloor heating. Living area: 199 m<sup>2</sup>. Plot: 204 m<sup>2</sup>. Terraces: The villa boasts several private outdoor spaces: The master bedroom has a private terrace of 6.58 m<sup>2</sup>. Additionally, there is a spacious roof terrace of 47.06 m<sup>2</sup> offering extra outdoor space and opportunities for sunbathing and enjoying the views. This also features an outdoor kitchen with running water. Heated private pool for year-round enjoyment. Private parking with space for 2 cars. Interior and layout: On the ground floor, you will find an open-plan living room and kitchen, perfect for socializing. From this floor, you also have direct access to the pool and the outdoor area below, making it easy to enjoy sunny days. This floor also features one bathroom. Further up on the first floor, you will find three bedrooms and two bathrooms. The master bedroom has its own en-suite bathroom, providing additional privacy and comfort. From the first floor, there is also access to the fantastic roof terrace. Facilities and features include: Sea view and pool view, Alarm system and reinforced door for increased security, Outdoor and indoor lighting, Electric shutters, Central air conditioning and central heating, Intercom, Storage room, Built-in wardrobes, Access to common green areas and a communal pool (in addition to the private one). The Villamartín Area: Villamartín is a well-developed and cosmopolitan urbanization on the Southern Costa Blanca, known for its vibrant community and excellent facilities. The area boasts around 320 sunny days a year and an average annual temperature of approximately 20°C, contributing to a pleasant Mediterranean climate year-round. Villamartín is a paradise for golf enthusiasts. Here you will find the historic Villamartín Golf Course, opened in 1972 and designed by Robert Dean Puttman. This 18-hole course (par 72) is recognized as one of the best in the region and has even hosted qualifying rounds for the European Tour. The course is characterized by mature vegetation and offers fantastic sea views. The clubhouse restaurant also has a rooftop terrace with excellent views of the 18th hole. In addition to Villamartín Golf, there are several other renowned golf courses in the immediate vicinity.

- 3 sovrum
- 204m<sup>2</sup> Tomtstorlek
- Balcony
- Central Heating
- Intercom
- Alarm System
- Sea view
- Common green areas

- 3 badrum
- Simbassäng
- Heating
- Private pool
- Solarium
- Terrace
- Close to all Amenities
- Fully Furnished

- 199m<sup>2</sup> Bygg storlek
- Furnished
- Pergola
- Reinforced Door
- Outdoor lighting
- Storage room
- Built-in wardrobes
- private parking

