

## 4 sovrum Villa till salu i San Miguel de Salinas, Alicante

739.000€



Modern New Build Villa with Open Views in Ciudad de las Comunicaciones, San Miguel de Salinas

### Contemporary Detached Villa Surrounded by Nature

This elegant new build villa is located in Ciudad de las Comunicaciones, a quiet residential area of San Miguel de Salinas known for its elevated position, open landscapes and peaceful environment. Set on the edge of the urbanization, the property enjoys beautiful unobstructed views over orange groves and the surrounding countryside, offering privacy and a true Mediterranean lifestyle.

Built on a generous 533 m2 plot, the villa offers 169 m2 of constructed area distributed over two floors, designed to maximize natural light, comfort and functionality. The outdoor space includes private parking within the plot and a private swimming pool, perfect for enjoying the Costa Blanca climate all year round.

### Thoughtful Layout for Comfortable Living

The ground floor features a bright open plan living and dining area connected to a modern kitchen with direct access to the terrace and pool area. This level also includes a spacious bedroom with en suite bathroom and dressing room, a guest toilet and a separate laundry room.

On the upper floor, there are three additional bedrooms, a full bathroom and two private terraces with panoramic views over the orange groves, creating peaceful spaces to relax and enjoy the surroundings.

### Quality Features and Energy Efficiency

The villa is equipped with features designed for comfort and efficiency, including:

- |  |  |   |
|--|--|---|
|  4 sovrum                      |  2 badrum                             |  169m <sup>2</sup> Bygg storlek    |
|  533m <sup>2</sup> Tomtstorlek |  Simbassäng                           |  Garden                            |
|  Parking - Space               |  Air Conditioning: Yes, Pre-Installed |  air conditioning pre-installation |
|  beach: 8000 meters            |  double bedrooms: 4                   |  garden                            |
|  gated                         |  laundry room                         |  location: rural                   |
|  near schools                  |  number of parking spaces: 1          |  parking space                     |
|  private pool                  |  terrace: 60 msq.                     |  toilet: 1                         |
|  useable build space: 140 msq. |  |   |