



REF: # 13278

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES)



INFO

PRIS:	699.500 €
BOLIG TYPE:	Villa
STED:	Orihuela Costa (Villamartin Los Dolses)
SOVEROM:	4
Bad:	3
BOAREAL (m2):	165
TOMT (m2):	374
Terrasse (m2):	18
ÅR:	2001
ETASJER:	-
MELDING	-



BESKRIVELSE

This exceptional 165 m² Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with a gas fireplace, a modern open-plan kitchen installed in 2022, four generous bedrooms, two bathrooms, and a guest toilet. From the main living area, there is access to a 14.5 m² terrace with electric awnings, ideal for outdoor relaxation. The 13 m² first-floor solarium offers additional private space to enjoy the sun. The immaculate outdoor kitchen includes a large BBQ, two sinks with hot and cold water, and a wine storage area — perfect for entertaining. Additional features include central heating with radiators in every room, two air conditioning units, a 28 m² garage, and fiber internet. The villa is sold fully furnished with high-quality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m² southwest-facing plot, the exterior

boasts an 8 × 4 m private pool, outdoor shower, pergola with awnings, and a beautifully maintained low-maintenance garden with a blend of tiling and plants. Los Dolses is a highly desirable area, offering walking distance to four commercial centers with shops, supermarkets, pharmacies, banks, and a variety of restaurants and bars. The villa is just 3 km from stunning sandy beaches, and only a 5–10 minute drive to four top golf courses: Villamartín, Las Ramblas, Campoamor, and Las Colinas. The Zenia Boulevard Shopping Centre, the largest on the coast, is just three minutes away. Torrevieja is 8 km, while Alicante Airport is 45 minutes and Murcia–Corvera Airport is 40 minutes by car.



STIL • Modern • Mediterranean	UTSIKT • Panorama	AIRCONDITION • Stue • Soverom	DISTANSE TIL : Strand : 2 Km Flyplass: 60 Km Sentrum : 1 Km
ORIENTERING South west	MØBLER • Furnished	PARKERING NR BILER Garasje nr biler : 1 : 1	SKATT Comunity : 550 € I.B.I : 555 €
HOVED BOLIG • Lagerrom • Bad on suite	FLOORING • Fliser • Marmor	KJØKKEN • Åpent kjøkken • Hvitevarer • Granit benkeplate	HAGE TERASSER • Ooverbygd terrasse • Åpen terrasse • Utebelysning • Automatisk vanningsystem • Palme trær • Opparbeidet hage • Inngjerdet • Stein murer • Elektrisk port • Ute kjøkken • Barbeque • Privat hage • Felles hage
OPPVARMING • Sentral gas oppvarming • Radiatorer	EXTRA • Innebygde garderober • Alarm • Sikkerhets dør • Vinduer med dobbelt glass • Lager rom • Internet	ENERGETIC CERTIFIED 	

"OUR EXPERIENCE IS YOUR GUARANTEE"