



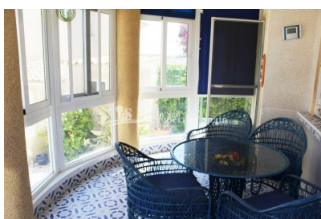
REF: # 5982

ORIHUELA COSTA (VILLAMARTIN AREA)



#### INFO

|                  |                                   |
|------------------|-----------------------------------|
| PRIS:            | 149.950 €                         |
| BOLIG TYPE:      | Villa                             |
| STED:            | Orihuela Costa (Villamartin Area) |
| SOVEROM:         | 3                                 |
| Bad:             | 2                                 |
| BOAREAL ( m2 ):  | 88                                |
| TOMT ( m2 ):     | 174                               |
| Terrasse ( m2 ): | 20                                |
| ÅR:              | 2002                              |
| ETASJER:         | -                                 |
| MELDING          | -                                 |



#### BESKRIVELSE

You will love this spacious 3 bedroom, 2 bathroom 88m2 detached villa in El Presidente, Villamartin. On entering the property passing through the low maintenance private garden you will find a lovely glazed terrace (conservatory) which you are sure to get plenty of use out of, particularly in the cooler winter months. Roof enough for a dining set or lounge furniture. This leads into the open plan lounge/dining area and separate kitchen with appliances. There is a single bedroom with wall bed and shower room to the ground floor. Stairs then lead up to the first floor. Here you will find two double bedrooms with wardrobes and a family bathroom. Access to the 20m2 roof solarium which offers sun all day long and SEA VIEWS. Externally there is a low maintenance private garden, integral garage and off road parking.. This property is offered with air-conditioning, kitchen appliances and furnishings, all included in the price. You'll find the lovely community swimming pool close by along with an array of amenities. Villamartin offers a wide range of services.

For over 40 years it has been a golf tourist attraction and as it is expected from a residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartin is also very close to renowned high standard international school El Limonar and La Zenia Boulevard - the newest shopping centre in our area and also the largest one in the Alicante region. At over 160,000m2 It offers more than 150 shops and services including a huge supermarket Alcampo, Leroy Merlin, Primark, Swarovski, Decathlon, Massimo Dutti, Zara, Stradivarius and much more. There are many commercial centers including the well know Villamartin Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies etc. Villamartin was built round one of the most prestigious golf courses on the Costa Blanca- Villamartin Golf Club- it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses such as Las Ramblas, Campoamor and La Finca. However, it is not only a golfers paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torre Vieja and Ciudad Quesada, 3km from some of the best beaches in the region, open weekly markets, cinemas etc. Villamartin is approximately 50 minutes from Alicante Airport and 30 minutes from Murcia airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

#### ENERGETIC CERTIFIED



| STIL  | UTSIKT   | AIRCONDITION   | DISTANSE TIL :  |
|---|--|--|---|
| <ul style="list-style-type: none"> <li>Mediterranean</li> </ul>         | <ul style="list-style-type: none"> <li>Panorama</li> <li>Sjø utsikt</li> </ul>       | <ul style="list-style-type: none"> <li>Stue</li> <li>Soverom</li> </ul>  | Strand : 3 Km<br>Flyplass: 50 Km<br>Sentrum : 1 Km  |
| ORIENTERING   | MØBLER   | PARKERING NR BILER   | SKATT   |
| South west  | <ul style="list-style-type: none"> <li>Furnished</li> </ul>                          | Garasje nr biler : 1<br>: 1  | Comunity : 310 €<br>I.B.I : 226 €   |
| FLOARING  | KJØKKEN  | HAGE TERASSER  | ENERGETIC CERTIFIED   |
| <ul style="list-style-type: none"> <li>Fliser</li> <li>Stein</li> </ul> | <ul style="list-style-type: none"> <li>Lukket kjøkken</li> <li>Hvitevarer</li> </ul> | <ul style="list-style-type: none"> <li>Ooverbygd terrasse</li> <li>Åpen terrasse</li> <li>Opparbeidet hage</li> <li>Privat hage</li> </ul> |  <p>             A Bygde garderob<br/>             B<br/>             C vinduer med dobbel glass<br/>             D<br/>             E<br/>             F<br/>             G           </p> <p>IN PROGRESS</p> |

"OUR EXPERIENCE IS YOUR GUARANTEE"