



**Art der Immobilie :**  
Freistehende Villa

**Schwimmbad :** Nein

**Hausbereich :** 197 m<sup>2</sup>

**Standort :** Orihuela Costa

**Grundstücksfläche :** 414 m<sup>2</sup>

**Schlafzimmer :** 6

**Badezimmer :** 3

- ✓ Fußbodenheizung (Badezimmer)
- ✓ Alarmsystem
- ✓ Voll möbliert
- ✓ Klimaanlage (kühlen / heizen)
- ✓ Balkon

This impressive villa from 2018 is created in an elegant and modern style with plenty of space and functional solutions. With a total of 197 m<sup>2</sup> spread over three - actually 4 floors, you get a home that combines style, comfort and flexibility - perfect both as a year-round home and as a luxurious holiday home. Interior and floor plan The villa offers 6 bedrooms (one is used as an office today) and 3 bathrooms, distributed over the different levels, which provides optimal settings for both family life and guests. On the ground floor you will find a large, open kitchen with a kitchen island and a good dining area, and the large windows ensure a beautiful influx of light. In addition, there is a separate TV room that creates a cozy atmosphere. A guest toilet completes the floor. On the first floor is the master bedroom with its own access to a nice balcony and also with its own bathroom (ensuite), as well as two more spacious bedrooms and an additional bathroom. From this floor there is access to a large roof terrace with a summer kitchen and a large spa bath, where you can enjoy the warm evenings and the fantastic view. The villa also has a full basement, which provides plenty of extra space. Here you will find: - A large garage with space for several cars and storage - 2 additional bedrooms - 1 office/bedroom - 1 bathroom - Extra storage room - The driveway to the garage/basement is made with a cover like a carport. Fantastic outdoor areas and luxury facilities. The outdoor areas of the home are designed to enjoy the Spanish climate. Here you will have your own private swimming pool, where you can cool off on hot summer days. The swimming pool also has heating, so you can also enjoy a good temperature in the pool in winter. In the garden area you also find a summer kitchen with a barbecue. On the roof terrace you will also find a spa, perfect for relaxation with views of the golf course, the city lights and all the way to the sea. There is also an outdoor shower to cool off when sunbathing. The home is equipped with air conditioning that can both heat and cool, so you are guaranteed a comfortable temperature all year round, as well as underfloor heating in the bathrooms for extra comfort. In addition, there is an alarm system and fiber internet, so both security and modern technology are in place. Perfect location - close to everything. The villa has an attractive location in Villamartin, an area known for its beautiful golf courses and proximity to the coast. Here you live close to everything you need: Villamartin Golf Course - one of the area's most popular golf courses. Villamartin Plaza - with restaurants, bars and a supermarket within walking distance. Zenia Boulevard - one of Spain's largest shopping centers (2.8 km, approximately 10 minutes by bike). Playa de la Zenia - one of the best beaches in the area (8 minutes by car). Alicante Airport - 40-50 minutes drive depending on route choice. A unique opportunity to own a spacious and modern villa in an attractive area. Contact us today to book a viewing.

