



**Art der Immobilie :**  
Freistehende Villa

**Schwimmbad :** Privat

**Hausbereich :** 130 m<sup>2</sup>

**Standort :** Orihuela Costa

**Grundstücksfläche :** 939 m<sup>2</sup>

**Schlafzimmer :** 3

**Badezimmer :** 2

- ✓ Lagerraum
- ✓ Weiße Ware

- ✓ Solarium
- ✓ Klimaanlage (kühlen / heizen)

- ✓ Terrasse

Luxury Villa in Las Colinas Golf, Alicante, Costa Blanca. Discover this stunning luxury villa in the prestigious Las Colinas Golf & Country Club, a true gem for those seeking elegance, privacy, and top-tier amenities. Built in 2017 and acquired by its current owner in 2020, this south-facing villa offers a beautifully mature garden, ensuring tranquility and seclusion. Property Highlights: Plot Size: 939m<sup>2</sup> - a spacious lot near the social club and top restaurants. Villa Size: 130m<sup>2</sup> of thoughtfully designed living space. Terraces: 30m<sup>2</sup> front terrace & 16m<sup>2</sup> terrace kitchen - perfect for outdoor living. Solarium: 25m<sup>2</sup> rooftop space with breathtaking views. Private Swimming Pool with a zona de playa, ideal for relaxation. Secure Private Storage & Parking on the plot. Energy Efficiency: Certified B for sustainability and cost savings. Exclusive Features & Extras: Airzone system with 2 separate climate zones. Electric roller blinds for easy light control. Electric shutters in the bedrooms for added security and privacy. Basic home automation system for modern convenience. Osmosis water filtration system in the kitchen. Luxury furniture package included for both interior & exterior spaces. Ownership & Maintenance Costs: Annual Property Tax (Suma): €536.48 Community Fee: Approx. €300 per trimester Internet (Avatel): €24.99 per month Pool Maintenance: €55 per month Garbage Collection: €34.80 per semester Garden Maintenance: €250-€350 per month (includes irrigation system check & repairs) Water Supply (Hydragua): Approx. €350 per trimester A Prime Investment Opportunity This exceptional property is located in one of the most sought-after golf resorts in Costa Blanca, offering world-class facilities, stunning landscapes, and a secure, gated community. Whether you're looking for a permanent residence, a vacation home, or a solid investment, this villa is an unmissable opportunity. Don't miss out on making this luxurious villa your own! Contact us today for a viewing or more information.