



**Type woning :** Rijwoning

**Woonplaats :** Orihuela Costa

**Slaapkamers :** 3

**Badkamers :** 2

**Zwembad :**  
Gemeenschappelijk

**Opp. woning :** 93 m<sup>2</sup>

✓ Bijkeuken

✓ Gemeubileerd

✓ Dichtbij voorzieningen

For sale this property located in the gated community of La Ciñuelica IV, just 1.6 km from the beaches of Punta Prima, this townhouse is well located and offers a fantastic opportunity to purchase a family holiday home or a permanent residence with pool and sea views. This well-kept family home offers two spacious double bedrooms, two bathrooms, lounge and dining room with separate kitchen and utility room, as well as a private front terrace and roof solarium. The property is in a prime position overlooking the communal garden and pool at the front and the Mediterranean Sea at the rear. Access the property via an enclosed front patio, offering plenty of space for dining, socialising and enjoying the afternoon sun, with almost 20 square metres at your disposal. Then you have the opportunity to rest on the outdoor terrace in front of the entrance of the house, where you have sliding doors, so that on colder days you can also enjoy lounging outdoors. Through the front door you access a large living and dining room, there is also a bathroom on the ground floor. The kitchen is located to the rear of the ground floor, as well as an enclosed utility room, ideal for storing bicycles, water sports equipment or luggage. On the first floor there are two spacious double bedrooms, one to the rear of the property and the other to the front. Each has access to a large family shower room and one bedroom has access to a sunny balcony overlooking the pool. The balcony has been carefully redesigned with sliding glass windows, meaning that the space can be used completely open, semi-open or closed. This is the perfect place to watch the kids play in the enclosed and secure area of the pool. Follow the stairs to the rooftop solarium, which enjoys all-day sunshine and stunning views in all directions. It's the perfect place to sunbathe or admire the night stars. You have approximately 23 square meters at your disposal. We also have a closed storage room on the solarium for beach furniture or other things. The property has access to an underground parking space, included in the sale price of the property, as well as access to all common areas, including the swimming pool and children's pool. LOTS OF ADDED EXTRAS The urbanisation is within walking distance of many shops, bars, restaurants and other amenities, as well as the beaches of Punta Prima and La Zenia.

