



**Tegund eignar :** Parhús

**Sundlaug :** Nei

**Fermetra stærð eignar :**

131 m<sup>2</sup>

**Staðsetning :** Orihuela Costa

**Stærð lóðar :**

155 m<sup>2</sup>

**Svefnherbergi :** 3

**Baðherbergi :** 2

Semi-detached Villa in Montegolf VII Residential Complex This charming semi-detached villa is located in the prestigious Montegolf VII Residential Complex, in the Villamartin urbanization, Orihuela Costa. With a total constructed area of 155 m<sup>2</sup> and distributed over three levels, this property offers a functional and comfortable layout. In the semi-basement, you will find 65 m<sup>2</sup> of constructed space, with 59 m<sup>2</sup> of usable space, ideal for storage or as an entertainment area. The ground floor has 58 m<sup>2</sup> constructed and 50 m<sup>2</sup> usable, with a cozy living room and a functional kitchen. The upper floor has 30 m<sup>2</sup> constructed and 22 m<sup>2</sup> usable, including a second room built on the east terrace. The 11 m<sup>2</sup> solarium and the 60 m<sup>2</sup> porch/garden offer perfect outdoor spaces to enjoy the Mediterranean climate. The east/west orientation guarantees excellent natural lighting throughout the day. The community fee is €150 before April and €350 normally, with an annual sum of €408. This property is an excellent option for those looking for a comfortable and well-located home in Orihuela Costa. Contact us for more information and to schedule a visit. Don't miss the opportunity to acquire this magnificent property! **\*\*Location:\*\*** Calle Cuba 14, Conjunto Residencial Montegolf VII, Urb Villamartin, 03189 Orihuela Costa. **\*\*General Features:\*\*** Total Built Area: 155 m<sup>2</sup>. Total Usable Area: 131 m<sup>2</sup> (basement 59 m<sup>2</sup>, ground floor 50 m<sup>2</sup>, upper floor 22 m<sup>2</sup>). Porch/Garden: 60 m<sup>2</sup>. Orientation: East/West. **\*\*Distribution:\*\*** Levels: 3. Bedrooms: 3. Bathrooms: 2. Solarium: 11 m<sup>2</sup>. **\*\*Additional Details:\*\*** Basement: 65 m<sup>2</sup> built, 59 m<sup>2</sup> usable area. Ground Floor: 58 m<sup>2</sup> built, 50 m<sup>2</sup> usable area. Upper Floor: 30 m<sup>2</sup> built, 22 m<sup>2</sup> usable area (including a second room built on the east terrace). Porch/Garden: 60 m<sup>2</sup>. **\*\*Amenities and Expenses:\*\*** Community: Before April 150€, normal 350€. Total: 408€.