



**Tegund eignar :** Parhús og Raðhús

**Sundlaug :** Nei

**Fermetra stærð eignar :** 313 m<sup>2</sup>

**Staðsetning :** Orihuela Costa

**Stærð lóðar :** 540 m<sup>2</sup>

**Svefnherbergi :** 3

**Baðherbergi :** 3

Exclusive, ready-to-move-in villa in the popular area of La Zenia, only 1km from the beautiful Blue Flag beaches of the Orihuela Costa. The area is surrounded by a complete selection of daily services, with many commercial areas, as well as banks, pharmacies, a medical centre, and a variety of leisure facilities and restaurants. Outdoor sports enthusiasts have a wide choice of activities, like four golf courses within a 10-minute radius, sports centres with gyms, tennis and padel courts, walking and cycling routes, as well as water sports available at the beaches, and sailing at the Cabo Roig and Campoamor marinas. The villa lies close to the major motorways of the area, the N332 and AP7, making it easy to reach other tourist areas, as well as the airports in Murcia and Alicante in 45-50 minutes, respectively. Fantastic, detached villa distributed on two floors, plus basement and solarium, with 3 bedrooms and 3 bathrooms, built on a 540m<sup>2</sup> plot. The ground floor is an open plan living area, combining the kitchen with island, the lounge and dining area, with double high ceilings, into a single space, with large windows opening onto a covered terrace and a private pool. This floor also includes 2 bedrooms, one of which is en-suite, as well as a shared bathroom. The first floor is completely reserved for the third bedroom, with a private bathroom, and access to a spacious terrace. The external stairs on this terrace lead to the solarium. The spacious paved garden surrounds the villa, allowing for various spaces to enjoy the Costa Blanca climate at any time of the day, all year 'round. The villa is sold with fully installed ducted A/C and underfloor heating, alarm, security grills, private pool, paved garden, and parking on the premises.