



**Property type :** Detached Villa

**House area :** 230 m<sup>2</sup>

**Location :** La Mata

**Plot area :** 154 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 4

New Development: Prices from 660,000 € to 660,000 €. [Beds: 3 - 3] [Baths: 4 - 4] [Built size: 230.00 m<sup>2</sup> - 230.00 m<sup>2</sup>]

Exclusive villas located in "La Manguilla" area, between "La Mata" and "Cabo Cervera" in Torrevieja, inhabited by Nordics, Swedish and Norwegian, and made up of low-rise properties and few saturated.

Villas are 140 m from the sea, 250 m from Cabo Cervera Beach and 350 m from La Mata Beaches. Several of the best restaurants of the area are in a radio of 200 m and several service areas are 350 m far.

The housing construction is made up of ground floor, first floor, basement and solarium. House nº 1 has 230 m<sup>2</sup> built, 175 m<sup>2</sup> of housing and 55 m<sup>2</sup> of solarium and house nº 2 has 245 m<sup>2</sup> built, 184 m<sup>2</sup> of housing and 61 m<sup>2</sup> of solarium.

Furthermore, both have private pool with cervical stream, private plot, terraces, parking lot and solarium with jacuzzi and bar top.

With a modernist style, very lighted, with clear sea views, housings have large spaces:

Living-dining-kitchen area, 3 bedrooms (2 of them with suite bathroom), 4 bathrooms and diaphanous area in semibasement totally finished, which use can be chosen (until complete for instance, a housing with 5 bedrooms, 4 bathrooms, 2 living rooms, or to have a Gym area, winery, large TV room...)

The semibasement natural light entrance is made through large windows into a patio with direct light which separates both housings.

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The main housings characteristics are:

- Private salt water pool and cervical stream.
- Private solarium - chill-out area, with jacuzzi of heated water, bar top, water and electricity installation, walkable flat floor finished with rectified porcelain ground of high-quality on air chamber.
- Garden area in plot with first quality artificial grass.
- Facade and plot lighting completely installed.
- Parking area in plot.
- Irregular non-polished Paladiano-Travertine stone details on facades.
- Spiral stairway to the solarium with wide square footprint.
- Finished materials carefully selected.
- Indirect colour LED lighting in living-room.
- LED lighting in bathrooms, halls, stairs and basement.
- Underfloor heating on ground floor and first floor bathrooms.
- Air conditioning pre-installation with ducts in ground floor and first floor.
- Split air conditioner pre-installation in basement.
- Stoneware porcelain floor on ground floor, basement and laminate flooring on the first floor.
- Two suite bedroom with bathroom on the first floor, in each housing.
- PVC windows with antivandal glass, UVA rays filter, acoustic insulation and motorized shutters.
- Anti-impact glass on all terraces.
- Hybrid airing system in all the housing for a better conditioning.
- Aerothermal for A.C.S.
- Electric pre-installation for blinds on large windows.
- Ten-year insurance guarantee against hidden defects and surety of amounts delivered during the construction.