



**Property type :** Detached Villa

**Swimming pool :** Private

**House area :** 200 m<sup>2</sup>

**Location :** Orihuela Costa

**Plot area :** 310 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Garden

✓ Basement

✓ Solarium

✓ Pre-air conditioning

#### MEDITERRANEAN VILLA NEAR THE SEA

Superb modern design villa situated in La Ciñuelica (Orihuela Costa), only 900 m from the sea and with easy access to all amenities within walking distance (restaurants, supermarkets, bus stop, pharmacy).

With the city of Torrevieja, the hospital of Torrevieja and the Zenia Boulevard shopping centre only 3 km away, and the golf courses of Orihuela Costa just a short drive away, make this an ideal location to establish the centre of your holidays or to live all year round.

Enjoy 300 days of sunshine a year with an average annual temperature of 20°C..





ESCALA GRAFICA 0 1 2 3 4 5 METROS

**TIPO - 3D -STANDAR**

SUPERFICIES UTILES	
VESTIBULO	8.60
S - C - K	32.80
DORMITORIO 2	11.05
BAÑO 2	4.00
DORMITORIO 3	10.10
DORMITORIO 1	22.85
BAÑO 1	4.35
ESCALERA	7.00
<b>TOTAL SUP. UTIL</b>	<b>100.75</b>
LAVADERO	2.75
TERRAZA	26.00
SOLARIO	49.30
<b>TOTAL SUP. TERRAZAS</b>	<b>78.05</b>

SUPERFICIES CONSTRUIDAS	
PL BAJA	86.20
PL ALTA	40.00
TERRAZA CUB. + LAV. (50%)	8.15
<b>TOTAL EDIFICABILIDAD</b>	<b>139.35</b>