



**Property type :** Detached Villa

**Location :** Orihuela Costa

**Bedrooms :** 2

**Bathrooms :** 3

**Swimming pool :** Yes

**House area :** 298 m<sup>2</sup>

**Plot area :** 590 m<sup>2</sup>

- ✓ Storage room
- ✓ Airconditioning

- ✓ Alarm system

- ✓ Basement

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. Exclusive villa distributed on two floors plus basement, with 3 bedrooms and 3 bathrooms, built on a 590m2 plot. The ground floor presents a spacious lounge and impressive independent kitchen with island, which leads to a glass-enclosed space, creating an extra living area, with access to the private pool. The plot is mostly paved, allowing for lower maintenance, and includes beautiful, decorative plants and a BBQ area. There are 2 double bedrooms on the first floor, each with a private bathroom, and a spacious terrace. The basement is divided into a garage with space for up to 2 cars, and a laundry room with storage. 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.



