



Property type : Detached Villa
Location : San Miguel de Salinas
Bedrooms : 5
Bathrooms : 4

Swimming pool : Yes

House area : 372 m²
Plot area : 430 m²

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|-------------------|-------------|-------------------|
| ✓ Balcony | ✓ Heating | ✓ Storage room |
| ✓ Central heating | ✓ Basement | ✓ Lift |
| ✓ Utility room | ✓ Terrace | ✓ Solarium |
| ✓ White goods | ✓ Furnished | ✓ Airconditioning |
| ✓ Barbecue | | |

We present this jewel of a luxury villa in San Miguel de Salinas, in Cerro de Sol, in front of the city of communications, commonly known as "Los Carteros". This Luxury Villa built by AMAY in 2016, was built with the best possible qualities, with luxury details, and all the extras necessary to live permanently.~~The villa has a plot of approximately 430 m2 and 372 m2 of housing divided into 3 floors including the 179m2 basement.~~This home is prepared for a disabled person for their comfort when moving inside the house, it has an elevator that connects the 3 floors, therefore there are no steps possible.~~It has 5 double bedrooms and 4 bathrooms in total, on the main floor you have everything you need including 1 master bedroom, 1 en-suite bathroom, large dressing room, a toilet, large open living room with a fully equipped kitchen and island.~The basement, of incredible size, given its microclimate with freshness as it is the basement and ventilation, windows in all bedrooms and good insulation, the current owners say that it is one of the best parts of the house. Its large open plan, games room, home cinema and its large fully equipped kitchen, 2 bedrooms, 1 double bathroom, and an office/office, is the ideal combination.~~The entire house has high-quality underfloor heating, being totally effective in the 2-3 cold months in our area from December to February. You will have the house completely heated very efficiently without using any type of other system to heat the house, however, the house has hot/cold air conditioning throughout the house.~~On the plot there is a modern swimming pool with a waterfall, and different jacuzzi-spa areas in the pool. Upon entering the plot, you have enough space to store 2-3 cars. At the back of the house, there are fruit trees and a fully prepared barbecue area.~~In the Solarium, you have the best possible frontal views towards the sea, the Torrevieja lagoon, Ciudad Quesada, Torrevieja, panoramic views. We warn that a villa will be built in front of this house but we know that it will not lose all the potential of the panoramic view, obviously it will be a little damaged. It has solar panels to heat the water. It is possible to install solar panels for the home's electrical consumption.~~We remind interested clients to visit to see the full potential of this luxury villa.~Important: It is sold fully furnished and equipped with all the extras.~~Annual fixed expenses:~~ IBI House €986.47~~ IBI Garbage €149.62~~ AREA pruning €72.86~~ Elevator maintenance €383.47~



