



**Property type :** Detached Villa

**Swimming pool :** Yes

**House area :** 141 m<sup>2</sup>

**Location :** Dolores

**Plot area :** 166 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Terrace

✓ Solarium

✓ Barbecue

Modern Villa with Private Pool, Solarium and Solar Panels - Dolores (Sector 3), Costa Blanca South Key FactsReference: YC8391Price: €350,000Location: Dolores, Alicante - Costa Blanca South (Sector 3)Type: Modern detached / semi-detached villaYear of construction: 2021Status: Key ready / move-in readySize and LayoutBuilt area: 141 m<sup>2</sup>Usable area: 100 m<sup>2</sup>Plot: 166 m<sup>2</sup>Levels: Ground floor + first floor + roof solariumGround floor:Bright living-dining room with large sliding doors leading directly to the terrace and private poolModern open-plan kitchenGuest toiletDirect access to the garden and pool areaFirst floor:Master bedroom with walk-in wardrobe (vestidor)2 additional well-proportioned bedrooms2 modern bathroomsBalcony with views over the surroundingsRoof solarium:Spacious private solarium, ideal for lounge area, sunbathing, BBQ or jacuzziOpen views over the neighbourhood and surrounding areaFeatures and ExtrasPrivate swimming poolLarge roof solarium with open viewsSolar panels + solar boiler systemAir conditioningOff-road parking on the plotSouth-facing orientation for maximum sun exposureOutdoor SpaceTerrace directly connected to the living roomLow-maintenance gardenFully fenced plot - ideal as a lock-up-and-go holiday homeLocation - Sector 3, DoloresOne of the newest and most sought-after residential areas in DoloresModern architecture, wide streets and a quiet residential feelInternational neighbourhood with supermarket, cafés, restaurants and local services within walking distanceApprox. 11 km from the beaches of Guardamar del SeguraAround 35 minutes from Alicante AirportGood road connections to Elche, Torrevieja and the wider Costa Blanca South regionCostsIBI (property tax): approx. €600 per yearSuitable For families looking for a modern home close to the coastPermanent living or long-term winter staysInvestors seeking a key-ready property with strong rental potential in a growing area near the beaches of the Costa Blanca South



