



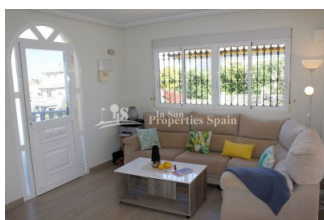
REF: # 12003

ORIHUELA COSTA (EL PRESIDENTE)



INFO

PRIX:	349.900 €
TYPE:	Villa
CITY:	Orihuela Costa (El Presidente)
CHAMBRES:	3
Ba ENFANTS:	2
Built (m2):	100
pas (m2):	508
Terrasse (m2):	38
A ENFANTS:	2004
de plante:	-
MESSAGE	389.000 €



DESCRIPTION

This beautiful detached Villa is situated in PINADA GOLF II right next to the famous GOLF COURSE OF VILLAMARTIN in Orihuela Costa. This fully furnished 3 bed, 2 bath south-west facing detached villa sits on an large 508 m2 individual raised plot allowing wonderful open communal and partial sea views! It has a lovely multi-level landscaped garden providing sun through-out the day, a swimming pool with new outside shower, a nice chill-out area comprising of a BBQ, Fridge, outside storage and an awning that converts into a closed conservatory area of 48 m2, a fantastic space perfect for those cooler months, a garden that consists of nice and juicy orange and mandarin trees, off-road parking with electric gate. An external staircase leads you to the approx 25 m2 roof terrace with lovely sea views, additional storage room and solar panels of which can be removed. The property has been completely renovated over the last 5 years and is distributed over one floor with underneath storage. On entrance to the property you have a lovely front terrace, here you can enjoy morning sun and some sea views over breakfast. On the main floor is a spacious and well laid-out open plan

lounge dining area with a new Kitchen, for all you wine connoisseurs this kitchen has a unique feature, acclimatised underground wine cellar (with the capacity of 300 bottles), 3 double-sized bedrooms with 2 built-in wardrobes, the master bedroom benefits from an ensuite bathroom with shower, further benefits are air-conditioning hot/cold, under-floor heating, bathroom ventilation, water filtration system, alarm system, grills and a security front door with impenetrable glass. This immaculate "READY TO MOVE IN" property is only 10 min walking distance to the Villamartin Plaza and Golf where you can find an abundance of amenities; bars, restaurants, hairdressers, dentist, banks and a post shop amongst many others! Aside from the golf course of Villamartin, there are a further three wonderful courses close by; Las Ramblas, Campoamor and Las Colinas. Just a 5-minute car drive takes you to the largest shopping centre in the region of Alicante, the popular "Zenia Boulevard" with over 150 shops, bars and restaurants as well as the beautiful crystal-clear water beaches of the Orihuela Costa. This property is easily accessed via the AP7 or N332 and is only 45 minutes from Alicante and Murcia Airport

CERTIFICAT ÉNERGÉTIQUE

energy house

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STYLE	VIEW	CLIMATISATION	DISTANCE :
<ul style="list-style-type: none">Méditerranée	<ul style="list-style-type: none">PanoramicoOcean	<ul style="list-style-type: none">mangerCuisinechambres	Beach : 6 Km aéroport: 50 Km : 1 Km
POSITION	MEUBLÉ	PARKING PAS. CAR	FRAIS
Ouest du Sud-Est	<ul style="list-style-type: none">meublé	Garage no. Car : 1 : 1	Communauté : 270 € I.B.I : 500 €
ZONES	ÉTAGE	CUISINE	JARD RIVIÈRE ET TERRASSES N
<ul style="list-style-type: none">stockageBodegaou chambre Baignade	<ul style="list-style-type: none">tuiles	<ul style="list-style-type: none">cuisinecuisine équipéegranit	<ul style="list-style-type: none">Terrasse couverteTerrasse ouverteFeux extérieursirrigation automatiquearbres fruitiersPaysageclôturesmurs en pierrehayonbarbecue / grillJard RIVER n privée
CHAUFFAGE	EXTRA		
<ul style="list-style-type: none">chauffage au sol	<ul style="list-style-type: none">intégréAlarmePorte de sécuritéDouble vitrageSatellite TVstockageInternet		























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