



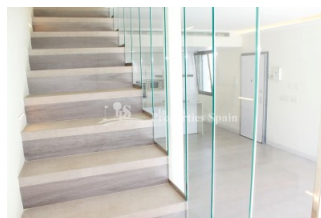
REF: # 12052

ORIHUELA COSTA (VILLAMARTIN PAU-8 )



#### INFO

<b>PRIX:</b>	243.000 €
<b>TYPE:</b>	Villa
<b>CITY:</b>	Orihuela Costa (Villamartin Pau-8 )
<b>CHAMBRES:</b>	2
<b>Ba ENFANTS:</b>	2
<b>Built ( m2 ):</b>	116
<b>pas ( m2 ):</b>	166
<b>Terrasse ( m2 ):</b>	71
<b>A ENFANTS:</b>	
<b>de plante:</b>	-
<b>MESSAGE</b>	-



#### DESCRIPTION

Wonderful modern Detached Villa 116m2 build in 2016, 2 bedroom, 2 bathroom detached Villa in the great location of VILLAMARTIN - PAU 8 within a gated community with pool, next to the park area and close to the popular Villamartin Plaza and golf course. On entrance to the property is a private driveway, a landscaped garden with established plants and artificial grass that runs from the side of the property to the rear garden. Inside the living accommodation comprises of an open plan fully-fitted white kitchen with top of the range appliances, a spacious dining and lounge area and guest toilet with an additional storage area. The bright and spacious lounge has large sliding patio doors leading out to the open tiled terrace with an electric awning and rear garden of which could accommodate a splash pool if desired, here you can exit the garden and be at the large communal pool in a matter of minutes. Up the LED lit stairwell inside you will find the master bedroom, double-sized with large internally lit wardrobes, ensuite bathroom with walk-in shower and terrace with external steps leading to a large roof terrace with storage, communal and a little sea view. The double-sized guest

bedroom has a walk-in wardrobe, this was originally an ensuite bathroom therefore could be converted back to a bathroom if preferred. The property further benefits from; ducted hot & cold air-conditioning, wall/ceiling LED lighting and electric shutters throughout, ventilation systems in all bathrooms and an Alarm system. Just a 10 min walk and you arrive at the Villamartin Plaza which offers an array of amenities; bars, restaurants, shops, bank, hairdressers, chemist, bus stop, taxi rank, etc. The sandy blue flag beaches of the Orihuela Costa and the Zenia Boulevard shopping mall with over 150 shops, bars and restaurants is less than a 10 minutes' drive away. This area is a very popular location and home to a mix of nationalities and attracts many visitors all year round. For golf enthusiasts there are a further three wonderful courses within a 5-minute drive; Las Ramblas, Campoamor and Las Colinas. This great location is easily accessed via the AP7 or N332 and is only 45 minutes from Alicante Airport and Murcia Corvera. This modern property is almost in NEW condition, it requires just a little cosmetic touch-up otherwise it is immaculate throughout and for that reason and its superb location it will not be on the market for long, early viewings recommended!

## CERTIFICAT ÉNERGÉTIQUE



<b>STYLE</b>	<b>VIEW</b>	<b>CLIMATISATION</b>	<b>DISTANCE :</b>
<ul style="list-style-type: none"><li>• moderne</li><li>• contemporain</li></ul>	<ul style="list-style-type: none"><li>• Panoramico</li><li>• Ocean</li></ul>	<ul style="list-style-type: none"><li>• Central</li><li>• manger</li><li>• Cuisine</li><li>• chambres</li></ul>	Beach : 5 Km
			aéroport: 40 Km
			: 2 Km
<b>POSITION</b>	<b>MEUBLÉ</b>	<b>PARKING PAS. CAR</b>	<b>FRAIS</b>
Sud-Ouest	<ul style="list-style-type: none"><li>• Vide</li></ul>	: 1	Communauté : 1.200 €
			I.B.I : 571 €
<b>ZONES</b>	<b>ÉTAGE</b>	<b>CUISINE</b>	<b>JARD RIVIÈRE ET TERRASSES N</b>
<ul style="list-style-type: none"><li>• stockage</li><li>• ou chambre BAIGNADE</li></ul>	<ul style="list-style-type: none"><li>• tuiles</li><li>• Stone</li></ul>	<ul style="list-style-type: none"><li>• cuisine</li><li>• cuisine équipée</li><li>• granit</li></ul>	<ul style="list-style-type: none"><li>• Terrasse ouverte</li><li>• Feux extérieurs</li><li>• irrigation automatique</li><li>• Paysage</li><li>• clôtures</li><li>• murs en pierre</li><li>• hayon</li><li>• Jard RIVER n privée</li><li>• Jard RIVER Communauté</li></ul>
<b>CHAUFFAGE</b>	<b>EXTRA</b>		
<ul style="list-style-type: none"><li>• chauffage électrique</li></ul>	<ul style="list-style-type: none"><li>• intégré</li><li>• Alarme</li><li>• Porte de sécurité</li><li>• Double vitrage</li><li>• porte Videocamara</li><li>• stockage</li></ul>		



















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