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Villa for sale

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**Price:** €399,000

**Bedrooms:** 3

**Bathrooms:** 2

**M2 Living:** 187<sup>2</sup>

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Orihuela Costa, Alicante, 03189

Mediterranean villa for sale in the heart of Playa Flamenca near the popular Zenia Boulevard.

This south-facing villa stands on a plot of 550 m<sup>2</sup>

In the garden there are 4 palm trees and a centenary olive tree, lemon trees, orange figs, medlars and pomegranates, as well as a botanical garden with controlled irrigation. The lawn in the garden is also irrigated fully automatically. There is a double carport for 1 car and a 6m long camper with automatic gate.

The villa has a built surface of 187 m<sup>2</sup> and is divided as follows:

Ground floor: living/dining room, separate fitted kitchen, 1 bedroom and 1 bathroom.

On the 1st floor we find 2 spacious bedrooms and 1 bathroom with a new large walk-in shower.

In the basement there are 5 rooms: a utility room, a laundry room, an office, a storage room and a workshop/ central heating (heat pump). Drinking water filter system.

The hot water and part of the electricity is generated by solar panels. The photovoltaic system generates an average of 2.3 kWh per day. Electricity is consumed directly in the house and provides a reduction in electricity consumption of approximately 15%. The windows are double glazed and the masonry is thermally insulated in two layers. Central A/C system and central heating. Internet via fiber optic cable.

The villa is sold furnished and is in very good condition.

Due to the central location of this house, all possible amenities can be reached on foot: such as La Zenia Boulevard where there are daily fun activities for young and old (5 min); Mercadona (5 min); local bars and restaurants; ATMs, and of course... The beaches of Playa Flamenca (La Mosca just 1.5km). On Saturday morning you can also go to the weekly open-air market!