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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: 547<sup>2</sup>

M2 Terrace: -

Address: Orihuela Costa, Alicante, 03189

This beautiful Mediterranean-style villa is located in the center of Playa Flamenca, a few meters from the largest shopping center in the province of Alicante.

The property is located in Orihuela Costa, near the Mediterranean Sea, about 20 minutes walk. In addition, the post office, the town hall and all necessary German-speaking service providers are located in the immediate vicinity. There are 2 private hospitals in Torrevieja (5 km). The largest shopping center in the province of Alicante, Zenia Boulevard, is a 5-minute drive away. Alicante is 60 km away, less than an hour from the airport.

The plot measures 550 m<sup>2</sup> and its distribution is as follows: in front there is an automatically irrigated lawn, 4 palm trees and a centenary olive tree, which contribute to an exceptionally cool microclimate. In the background there are trees such as lemon, fig, orange, medlar and pomegranate trees, as well as a garden of plants with irrigation controlled in time by means of droplets. There is a double garage for 1 car and a 6m long motorhome with automatic doors. Two terraces, one on the ground floor and one on the top floor. The orientation is south, so you can enjoy the sun all day. There are enough shady spots.

The size of the house is considerable: approx. 180 m<sup>2</sup> of constructed area, consisting of: ground floor with living / dining room, separate kitchen, 1 bedroom and 1 bathroom.

First floor with 2 bedrooms and 1 bathroom with a new large shower. All bedrooms are large and can accommodate a double bed or two single beds. Basement floor with 5 rooms, such as pantry, laundry room, room / office, storage room and workshop / central heating (heat pump).

The Extras to highlight are: The sanitary hot water and part of the electricity is generated with a photovoltaic panel. The house is sold furnished and is in very good condition. There is a multi-stage filtration system for drinking water and a permanent 700 liter water supply throughout the house.

The property is well worth a visit. It is very suitable as a residence all year round. The photovoltaic system generates an average of 2.3 kWh per day. Electricity is consumed directly at home and reduces electricity consumption by around 15%. The windows are double-glazed and the masonry is two-layer with thermal insulation. Internet and telephony run over fiber optic cables to the modem / router. On the property there is

also a fully covered double garage with automatic gates for one car and a 6m long mobile home. There are no pending corrective actions. There are no regular expenses for community pool, community gardens, etc.

Ingles

ideal property for those looking to enjoy the tranquility of the Orihuela costa, where prestige, safety and good weather prevail throughout the year.

Orihuela Costa is an area of special interest for those looking to enjoy some of the finest beaches on the Costa Blanca and play golf since we are surrounded by six stunning golf courses (C.Golf Villamartin, C.Golf Las Ramblas, C.Golf Campoamor, C. Golf de Entre Naranjos, C. Golf La Finca Golf and C. Golf Lo Romero).

In addition, if you are a lover of shopping and new trends, you can enjoy a pleasant day strolling through our famous shopping center La Zenia Boulevard.

Also an essential point for all residents and tourists of Orihuela Costa and Torrevieja, being we can boast one of the most prestigious health services in the Valencian Community, both the hospital de Torrevieja and the hospital Quiron(private management) are very close.

It is also worth mentioning as a point of interest the local markets, where you can go for a stroll, buy typical products from the area and find real bargains that do not disappoint. Thursdays in Dehesa de Campoamor (Agua Marina), Fridays in Torrevieja (Polígono Casa Grande) and Saturdays in Playa Flamenca (Calle Nicolas de Bussi).

For all of the above reasons, we are confident that you will bank on our area as the chosen area for your new real estate investment.

