

# House for sale in Orihuela, Orihuela

580,000 €

Reference: RS17778 Bedrooms: 3 Bathrooms: 4 Build Size: 620m<sup>2</sup>



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## Costa Blanca South, Orihuela

Wow factor 580,000€ Family home available immediately located in a quiet town in Orihuela, Alicante. We present to you this stunning villa located in the charming village of La Aparecida, in Orihuela. This property offers a perfect combination of luxury, comfort and privacy in a rural setting with all necessary amenities within walking distance. The city of Orihuela is just 4 km away by car, and the well-known Nueva Condomina shopping centre is 14 km away, ensuring easy access to shopping and leisure options. The villa has a generous constructed area of 620 m<sup>2</sup>, spread over four different levels. The main living areas are located on the ground and first floors, while the basement houses a large garage and parking spaces with direct access to the interior of the house. In the second basement, there is a wine cellar with a perfect ambiance for wine lovers. All floors are connected by a lift, making it easy to move around the property. The villa currently has 3 bedrooms, although there is the possibility of adding a fourth bedroom if desired. The master bedroom has a fabulous dressing room, and there are 2 full bathrooms and 2 toilets, one of which is located next to the pool. The property also has two living rooms and a large fully equipped kitchen. The saltwater pool, which can be covered for year-round use, is equipped with heating, a counter-current swimming system and two hydromassage zones, offering an oasis of relaxation at any time. In addition, the villa features a gym in the basement, complete with a Finnish sauna offering aromatherapy and chromotherapy functions. The extras of this villa are countless underfloor heating throughout the house with independent control in each room, ducted air conditioning with individual control in each room, and solar panels that improve energy efficiency. All materials used in construction are of the highest quality, ensuring a durable and comfortable home. The exterior carpentry is made of tilt-and-turn PVC with a wood-coloured finish, and the extruded aluminium blinds are automated, providing easy and modern control. The design of this villa is not only functional but also aesthetically impressive, with an exposed brick façade combined with burgundy-coloured lime, and natural stone details that reinforce its elegant and sophisticated appearance. In short, this luxury villa in La Aparecida not only stands out for its impressive size and numerous features, but also for the carefully selected details and modern technologies that ensure a top-quality living experience.

**Climate** The climate on the Costa Blanca, often considered the best in Europe, makes possible a very sociable and healthy lifestyle, outdoors, marked by sports and leisure facilities, with tourist cities, exciting and cosmopolitan, which stand out for the provision of top-class services, some of them exclusive, considered true luxury. All of them aimed at a demanding client, who seeks quality and proximity. The Costa Blanca has more than 300 days of sunshine a year. A paradise with excellent connections to all of Europe. Alicante-Elche Airport has modern facilities and easy and convenient access from any point in the province. Around The Costa Blanca continues to attract people from all over Europe, and from other places in the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mediterranean Sea, surrounded by mountains and lush vegetation. In addition to the golf courses and marinas that you can enjoy all along the coast, the area also offers the possibility of skiing in the nearby Sierra Nevada, Javalambre or Valdelinares, a paradise for winter sports lovers, with beautiful natural landscapes. The Costa Blanca offers a uniquely rich lifestyle, where the best beaches and coves of the Mediterranean are combined with an interior full of mountains and towns that hide culture and historical monuments unique in the world.

**Rooms 3 Bathrooms 2 Toilets 2 Surface 620m 2 Swimming pool Yes Parking Private Status 00 Turnkey Distance to the beach 35 km. Distance to airport 37 Mins. Distance to leisure 4 Km. Distance to golf course 30 km. Garage Elevator Air-conditioning Garden Storage room Laundry Heating Automatic doorman Terrace Porch Basement 00 Turnkey**



## Features:

good condition

rooms individually heated