



## Luxury Villa for Sale in Catral, Alicante

975 000 €

Référence: RRPSCI001    Chambres: 4    Bain: 3    Terrain: 10 115m<sup>2</sup>    Construite: 480m<sup>2</sup>    Terrasse: 145m<sup>2</sup>







## La Vega Baja, Catral

Luxury Villa for Sale in Catral, Alicante Camino Arroba de Hornos s/n, Catral – €975,000 Exclusive Independent Villa with Private Pool & Guest House Discover this stunning luxury villa in Catral, Alicante, set on a spacious 10,115 m<sup>2</sup> plot, offering total privacy, high-end features, and modern sustainability solutions. This unique property is fully walled and secured with live-stream surveillance cameras, ensuring peace of mind. With a main house, guest house, private pool, summer kitchen, and ample outdoor space, this is a rare opportunity to own a high-quality home in a tranquil setting.

----- Spacious & Stylish Living Spaces The main house is a beautifully crafted rustic-style wooden villa spanning 202 m<sup>2</sup>, designed with double plank walls that provide natural insulation for a pleasant indoor climate all year round. Interior Features: ✓ Grand Entrance Hall – Spacious hallway with built-in wardrobe. ✓ Bright & Open Living-Dining Room (48 m<sup>2</sup>) – Features a 5m high ceiling, pellet stove, and hot/cold air conditioning. ✓ Fully Equipped U-Shaped Kitchen with Island – Connected to the dining area through a stylish arched opening. ✓ 2 Large Bedrooms – Each with double beds, built-in wardrobes, and air conditioning. ✓ 1 Small Bedroom – Currently used as storage but ideal as an office or ironing room. ✓ 2 Modern Bathrooms – Fitted with hydromassage showers, towel heaters, and radiators. ✓ Additional Storage Space – Accessible via a fold-down staircase.

----- Luxury Outdoor Spaces for Ultimate Relaxation This villa is designed for year-round outdoor enjoyment, with a variety of terraces, gardens, and leisure areas. ✓ Expansive Terraces – Covered and uncovered areas ideal for lounging and dining. ✓ Heated Jacuzzi – Located in the enclosed terrace for ultimate relaxation, even in colder months. ✓ Large Kidney-Shaped Swimming Pool – Complete with sun loungers, a large umbrella, and an awning for shade. ✓ Pool House – Includes a toilet, washbasin, and storage for pool accessories. ✓ Fully Equipped Summer Kitchen – Features indoor and outdoor grills, a 5-burner stove with oven, large fridge-freezer, wine fridge, and more – perfect for entertaining!

----- Independent Guest House & Additional Buildings ✓ Guest House (57 m<sup>2</sup>) – Includes a fully equipped kitchen, open-plan bedroom/living area with a double bed and sofa bed, and a bathroom with a shower cabin. ✓ Double Garage (38 m<sup>2</sup>) – Secure parking with ample storage. ✓ Workshop & Storage Rooms – Includes a separate solar inverter room and a garden tool shed.

----- Eco-Friendly & Sustainable Features ✓ 15 kWp Solar Panel System – Installed on the southwest roof, ensuring energy efficiency and reduced electricity costs. ✓ Private Well – Provides water for irrigation and potential future pool refills. ✓ Lush Mediterranean Garden – Designed with low-maintenance gravel landscaping, mature trees (orange, lemon, fig, pepper, and olive), palm trees, and colorful flowering plants.

----- Additional 3,500 m<sup>2</sup> Private Plot with Camping & Event Facilities ✓ Separate Entrance with Electric Gate – This fenced area is ideal for private camping, events, or additional parking. ✓ Facilities Include: • Electricity & water connections • Outdoor shower with hot water • Toilet & washing machine • Camping kitchen with hot water supply ✓ Event Space – A 50-person festival tent (high-quality German-made, suitable for year-round use) can be set up for special occasions.

----- Prime Location & Accessibility ? Located in a peaceful rural setting, yet close to essential amenities: ✓ Shops & Restaurants – Short drive away ✓ Beaches – 20 minutes by car ✓ Alicante Airport – 30 minutes away ✓ Golf Courses – Within easy reach

----- Property Features at a Glance: ✓ 480 m<sup>2</sup> Built | 400 m<sup>2</sup> Usable Space | 10,115 m<sup>2</sup> Plot ✓ 4 Bedrooms | 3 Bathrooms ✓ Private Pool & Jacuzzi ✓ Luxury Features & High-Quality Finishes ✓ Solar Panels for Energy Efficiency ✓ Gated Property with Security Cameras ✓ Fully Equipped Guest House ✓ Landscaped Gardens with Mediterranean Trees & Plants ✓ Garage, Workshop, & Storage Rooms ✓ Separate Plot for Camping or Events

----- Don't Miss This Unique Opportunity! This exceptional luxury villa in Catral, Alicante offers unmatched privacy, comfort, and sustainability, making it perfect for a family home, vacation retreat, or investment property. ? For more information or to schedule a viewing, contact us today! • Contact Catherine by WhatsApp or Telephone on +34-602627580 • Send us an E-mail at sales@redrosepropertyspain.com • Use our website form.



## Spécification:

### Caractéristiques

Terrasse couverte

Terrasse privée

Salle de stockage

Salle de bain attenante

Armoires ajustées

Appartement

Buanderie

Jacuzzi

### Piscine

Private

### Climatisation

Climatisation

Incendie

### Paramètre

Proche des magasins

Près de la ville

### Parking

Garage