



# Detached Villa for sale in Torrevieja (Town), Torrevieja

439.000 €

Referenz: R5255980 Schlafzimmer: 5 Badezimmer: 3 Grundstücksgröße: 208m<sup>2</sup> Garten: 195m<sup>2</sup> Terrasse: 56m<sup>2</sup>





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## Costa Blanca South, Torrevieja (Town)

This is truly a gorgeous modern villa with 5 bedrooms and 3 bathrooms, with spacious plot and inviting terraced private pool, designed for the modern family.

The home is located in a small closed urbanisation with only 18 houses, was ready for occupancy in 2017.

The owners in this urbanization have approved rentals, so if you are looking for a home that you can also rent out when you are not using it yourself, this is the perfect choice.

When you enter this elegant home, you will be greeted by an open plan living area, with an impressive living room with large windows, an open plan kitchen that is also fully equipped and with generous storage space.

On this floor we also find one bedroom with a custom-made wardrobe, a luxurious bathroom with shower, and a very practical laundry room, with direct access to the garden behind the home.

On the floor above there are two further bedrooms complete with built-in wardrobes, a nice bathroom with shower, and a large and spacious terrace, from this terrace there is a staircase up to the lovely roof terrace, with great views towards the city of Torrevieja and the well-known salt lake.

But it doesn't stop there, there is also a basement, here there are 2 more spacious bedrooms, a stylish bathroom with shower, and a large living room that currently serves as an additional living room.

On the plot there is a lovely swimming pool, with an installed heat pump if you prefer a comfortable water temperature also in winter.

Several outdoor areas, here you can move from or to the sun, behind the home there is also a large practical storage room.

The villa has modern amenities, including advanced air conditioning, an efficient ventilation system through ducts, and automated electric blinds. The entire main floor is powered by a sophisticated home automation system. Mosquito nets are installed in the master bedroom and bathroom on the 2nd floor, the main entrance door and the large glass sliding door on the second floor. There is a descaling and drinking water system in the kitchen and bathroom on the first floor. The hot water is efficiently heated with solar panels.

The property is sold fully furnished and equipped, ready to move straight into.

Parking on the plot.

Few minutes walking distance you will find a variety of shops such as grocery, bakery, optics, cafes to name a few 10-12 minutes walking distance you will find the well-known Friday market, water park and large sports facilities but can use.

Bus connections in the area, which take you to, among other things. centre of Torrevieja or La Mata beach for those who do not want to walk.

### Torrevieja

Torrevieja is a city in the province of Alicante in the Comunidad Valenciana region of Spain. The town is a popular tourist destination located about 40 minutes drive from the metropolis of Alicante and the airport. Torrevieja was originally a small fishing village, and is today one of Europe's largest salt producers, Torrevieja has previously



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been called the "salt city", but in recent years the city has also been named a "sports city", this because of the large sports arenas that have been built in recent years. As a result of this fantastic investment, Torrevieja became one of four host cities during the 2021 Women's Handball World Championship.

When you live in Torrevieja, you are within a short walking distance to white, elongated sandy beaches with the "blue flag" stamp, as an indication of, among other things, high water quality. In the immediate area and often "right outside" the door you will find a large selection of local shops, restaurants, cafes, shopping centres, green parks, the harbour and the promenade. If you're looking for an area with year-round life and a healthy microclimate with 320 days of sunshine a year, this might be for you.

Economy:

Price suggestion : 439.000€ + cost of about 12%

Common expenses: about 200€ per year

IBI/Tax: 481.92 per year

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