



## Detached Villa for sale in El Campello, El Campello

**699,000 €**Reference: R5263708   Bedrooms: 3   Bathrooms: 4   Plot Size: 300m<sup>2</sup>   Build Size: 236m<sup>2</sup>   Terrace: 25m<sup>2</sup>



## Costa Blanca North, El Campello

Exclusive New-Build Modern Villa (2023) in Residencial L'Amerador Contemporary detached villa built in 2023, featuring a private pool, spacious terraces, parking for two cars and an independent garage with direct access to the house. The property offers 3 bedrooms (with the option to create a 4th bedroom in the basement), 4 bathrooms and a large multifunctional basement. Ground floor with an open-plan living area and modern kitchen, master bedroom with en-suite bathroom and guest toilet. First floor with two bedrooms, fitted wardrobes, shared bathroom and private terrace. Basement with a spacious room, full bathroom, dressing area, patio and utility room. An ideal home for permanent living or a high-quality investment in a prime residential area. The house has: - AIR CONDITIONING HOT/COLD - FLOOR HEATING IN THE BATHROOMS. - SOLAR PANELS - AEROTERMIA - FULLY EQUIPPED KITCHEN - LARGE DRESSING ROOM -PRIVATE SWIMMING POOL 18m2 - GARAGE WITH ELECTRIC CAR SOCKET LOCATION: This house is well connected to the city centre and Alicante via the TRAM tram and bus lines. At 15 minutes from Platja de l'Amerador, at 10 minutes from the TRAM stop 'Poble Espanyol' and at 5 minutes by car or 30 minutes walking from the ALDI supermarket. The house is rented until May 1, 2026. Viewings are possible by prior arrangement. Contact us for more information. We speak Spanish, English and Russian.

## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Near Transport	South	Air Conditioning
Private Terrace	West	Cold A/C
Ensuite Bathroom	South West	Hot A/C
Double Glazing		U/F Heating
Fitted Wardrobes		U/F/H Bathrooms
WiFi		
Utility Room		
Basement		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Pool</b>
Mountain	Close To Sea	Private
	Close To Town	
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Private
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
24 Hour Security	Garage	Electricity
Alarm System	Private	Drinkable Water
Electric Blinds	Street	Telephone
		Photovoltaic solar panels
<b>Category</b>		
Distressed		