



# Detached Villa for sale in Villamartin, Orihuela

469.000 €

Referentie: R5272615 Slaapkamers: 5 Badkamers: 4 Plotgrootte: 334m<sup>2</sup> Perceelgrootte: 112m<sup>2</sup>





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## Costa Blanca South, Villamartin

This beautiful and well-maintained villa is located in the popular Villamartin area, close to Punta Prima – an area known for its excellent infrastructure, year-round life and close proximity to everything. The villa offers 112 m<sup>2</sup> of living space on the main floor as well as a bright and highly usable basement of 121 m<sup>2</sup>, providing plenty of space and flexible living options. In total, the property features 5 bedrooms and 4 bathrooms, making it ideal as a permanent residence, holiday home or for a larger family.

**Main floor** On the main floor you will find 3 spacious bedrooms with built-in wardrobes and large windows that provide a lovely amount of natural light. The master bedroom has its own en-suite bathroom, direct access to the terrace and views of the pool. In addition, there is a second bathroom on this level. The bright and open living area offers ample space for both a sofa/TV area and a dining area and is seamlessly connected to the functional kitchen, which provides plenty of storage space and good work surfaces. From the living room there is access to a covered terrace, which can be fully enclosed with awnings – perfect for both summer and winter use. From here you can enjoy views of the private 2.5 x 7 m swimming pool and the well-planned, low-maintenance outdoor areas. There is parking space on the plot, and additional parking is available on the street directly in front of the house.

**Basement** The basement is unusually bright thanks to windows that ensure it does not feel like a traditional basement. Here you will find 2 bedrooms, both with en-suite bathrooms, as well as a large multipurpose living area that can easily be converted into additional bedrooms, a TV lounge, hobby room, gym or home office – depending on your needs. There is also a laundry room with storage space, and the water heater is located in the basement.

**Roof terrace** At the back of the house, an external staircase leads up to the impressive 112 m<sup>2</sup> roof terrace, offering beautiful views over the surrounding area. A pergola provides shade when needed, and there is plenty of space for lounge furniture, sunbathing and cosy outdoor dining.

**Comfort and location** The villa is equipped with centrally controlled ducted air conditioning throughout the property, with separate control panels on both floors, as well as underfloor heating in all 4 bathrooms, ensuring comfort all year round. The location is highly attractive, with Aldi just approx. 1 km from the property, making everyday shopping easy. The lively Villamartin Plaza, well known for its many restaurants, cafés and vibrant atmosphere throughout the year, is also located nearby. The area is popular with both permanent residents and holidaymakers, including families. Furthermore, the large shopping centre La Zenia Boulevard is only a short drive away and offers a wide selection of shops, restaurants and entertainment. The beautiful beaches of Punta Prima and Orihuela Costa can be reached within a few minutes by car, and Alicante Airport is approximately a 45-minute drive away. A very complete villa offering generous space, high comfort and an attractive location – definitely worth a viewing.



## Kenmerken:

Extra's

Inbouwkasten

Meubilering

Volledig gemeubileerd