



REF: # 12748

ORIHUELA COSTA (VILLAMARTIN RIOJA )



| INFO             |  |
|------------------|--|
| PRIX:            | 339.000 €                              |
| TYPE:            | Villa                                  |
| CITY:            | Orihuela Costa<br>(Villamartin Rioja ) |
| CHAMBRES:        | 2                                      |
| Ba ENFANTS:      | 2                                      |
| Built ( m2 ):    | 123                                    |
| pas ( m2 ):      | 282                                    |
| Terrasse ( m2 ): | 40                                     |
| A ENFANTS:       | 1998                                   |
| de plante:       | -                                      |
| MESSAGE          | -                                      |



## DESCRIPTION

Wonderful detached Villa, Rioja, Los Dolses - within walking distance to all amenities! Discover your new home in a dream setting! This impressive 123m2 detached villa in Rioja-Villamartín offers everything you need to enjoy a comfortable and relaxed life. Situated on a 282 m<sup>2</sup> plot, this property boasts a spacious living-dining room filled with natural light thanks to its large windows, and a modern kitchen equipped with new appliances. The house has two bedrooms, with the possibility of converting the dining room or part of the living room into a third bedroom, ideal for adapting to your needs. The master bedroom, located on the second floor, includes an en-suite bathroom and offers breathtaking sea views. In addition, you can enjoy a large south-facing terrace, perfect for sunbathing or enjoying an outdoor dinner. The urbanization offers a communal pool, but you also have the option of building your own private pool on the plot. With a privileged location near the Villamartín golf club, this villa is perfect for golf lovers and those seeking tranquillity. It includes air-conditioning and a practical storage room with a washing machine, built-in wardrobes, and a garage space. The property is a short walk from

the commercial centers Rioja, Los Dolses and La Fuente and also within walking distance to Villamartin Plaza and Golf. Villamartin offers a wide range of services. For over 40 years it has been a golf tourist attraction and as it is expected from a residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartin is also very close to "La Zenia Boulevard" the newest shopping centre in our area and also the largest one in the Alicante region with over 150 shops! Villamartin was built round one of the most prestigious golf courses on the Costa Blanca, Villamartin Golf Club, it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses; Campoamor, Las Ramblas, Las Colinas and the sandy beaches of Orihuela costa! The nearest Airports are Alicante and Murcia Corvera, both approximately 50 minutes away. Don't miss the opportunity to live in this oasis of comfort and style. Come visit and fall in love!"

## CERTIFICAT ÉNERGÉTIQUE



## STYLE

- moderne
- Méditerranée

## VIEW

- Panoramico

## CLIMATISATION

- manger

## DISTANCE :

Beach : 4 Km

aéroport: 50 Km

: 1 Km

## POSITION

Sud-Ouest

## PARKING PAS. CAR

Garage no. Car : 1

: 1

## FRAIS

Communauté : 1.050 €

## ZONES

- stockage
- ou chambre Baignade

## ÉTAGE

- marbre

## CUISINE

- cuisine fermée
- cuisine équipée
- granit

## JARD RIVIÈRE ET TERRASSES N

- Terrasse ouverte
- Palm
- Paysage
- clôtures
- murs en pierre
- Jard RIVER n privée
- Jard RIVER Communauté

## CHAUFFAGE

- Cheminée gaz

## EXTRA

- intégré
- Porte de sécurité
- Double vitrage
- stockage

























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