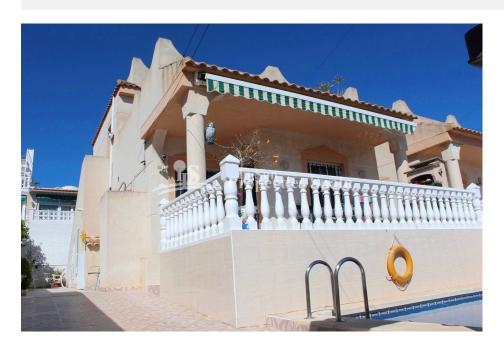




REF: # 12969

### **ORIHUELA COSTA (BLUE LAGOON)**



INFO	
PRIX:	225.000 €
TYPE:	Villa
CITY:	Orihuela Costa (Blue Lagoon )
CHAMBRES:	3
Ba ENFANTS:	2
Built ( m2 ):	103
pas ( m2 ):	202
Terrasse ( m2 ):	70
A ENFANTS:	1999
de plante:	-
MESSAGE	-









#### **DESCRIPTION**

Wonderful Detached Villa with Studio Flat and Sea Views – Blue Lagoon, San Miguel de Salinas. This charming 103 m<sup>2</sup> villa, set on a 200 m<sup>2</sup> plot, is ideally located in the sought-after Blue Lagoon area. It features 3 bedrooms, 2 bathrooms, a private 12 m<sup>2</sup> pool, and multiple sunny terraces offering beautiful views. The ground floor comprises two double bedrooms, a renovated bathroom, a fully equipped open-plan kitchen, a spacious living and dining area, and a storage room. An external staircase leads to the first floor, where you'll find a separate studio flat with its own bedroom, shower room, kitchenette, and lounge opening onto a large terrace with BBQ — perfect for guests or rental use. The second floor boasts a generous solarium fitted with a solar panel for hot water and spectacular sea and salt lake views. The property enjoys a quiet, sunny location within walking distance to supermarkets (Mercadona and Aldi), restaurants, bars, the new public pool, Green Lands, Minigolf, El Limonar International School, and the popular Villamartín Plaza and La Fuente Commercial Centre. Orihuela Costa's beautiful beaches are just 4 km away, while Zenia Boulevard with over

150 shops and restaurants is only a short drive. Additional features include an electric entrance gate, laundry room, fly screens throughout, 4 air conditioning units, gas central heating, and furniture included, making it ready to move into. Surrounded by prestigious golf courses such as Real Club de Campoamor, Las Ramblas, Villamartín and Las Colinas, this property is perfect for year-round living or as a high-rental-potential investment. Alicante and Corvera airports are both around a 45-minute drive.

## **CERTIFICAT ÉNERGÉTIQUE**



STYLE	VIEW
Méditerranée	<ul><li>Panoramico</li><li>Ocean</li></ul>
POSITION	MEUBLÉ
Ouest du Sud-Est	• meublé
ZONES	ÉTAGE
• stockage	• tuiles
CHAUFFAGE	EXTRA
<ul><li>central au gaz</li><li>Radio</li></ul>	<ul><li>intégré</li><li>Porte de sécurité</li><li>Double vitrage</li><li>Satellite TV</li><li>stockage</li></ul>

Internet

## **CLIMATISATION**

- manger
- Cuisine
- chambres

## PARKING PAS. CAR

: 1

# CUISINE

- cuisine
- cuisine équipée

## **DISTANCE:**

Beach : 6 Km

aéroport: 60 Km

: 2 Km

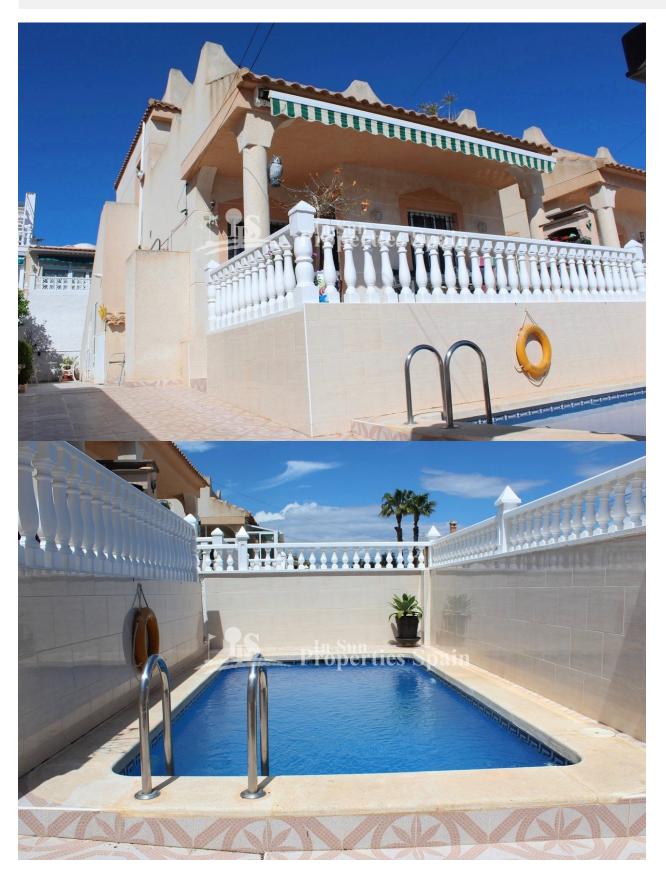
### **FRAIS**

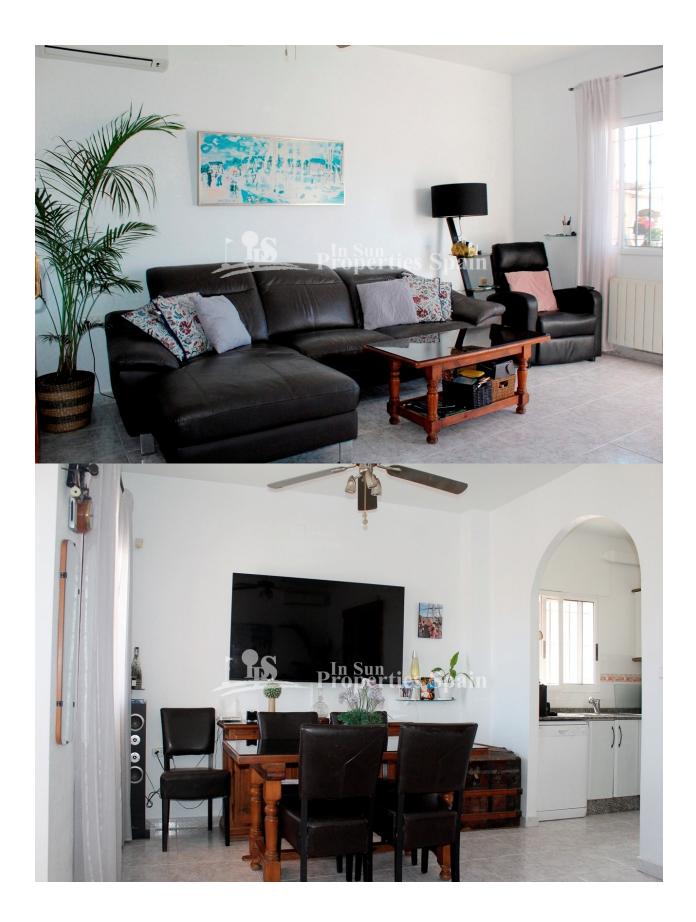
Communauté : 132 €

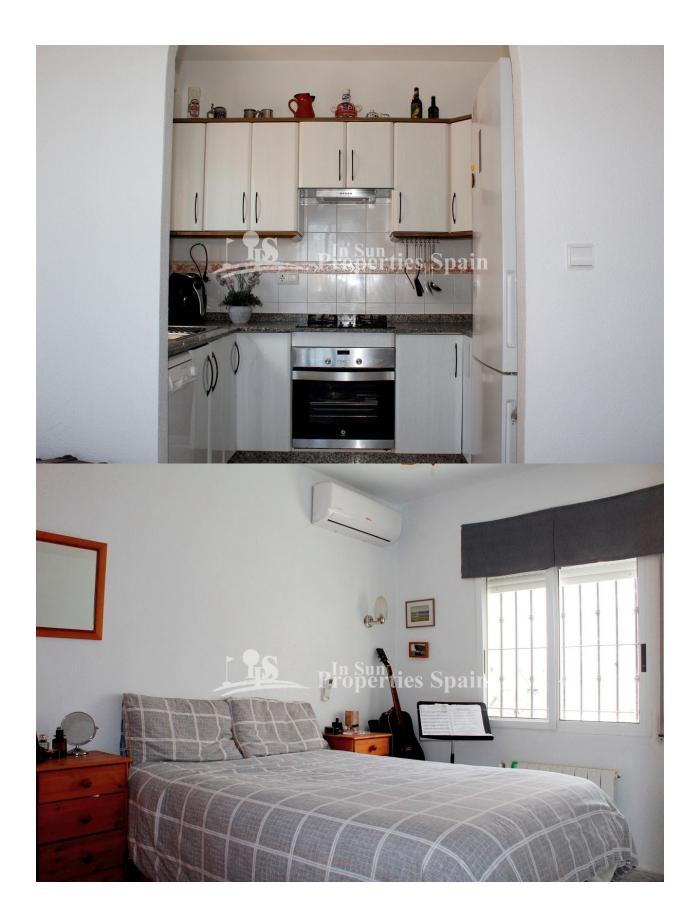
I.B.I : 351 €

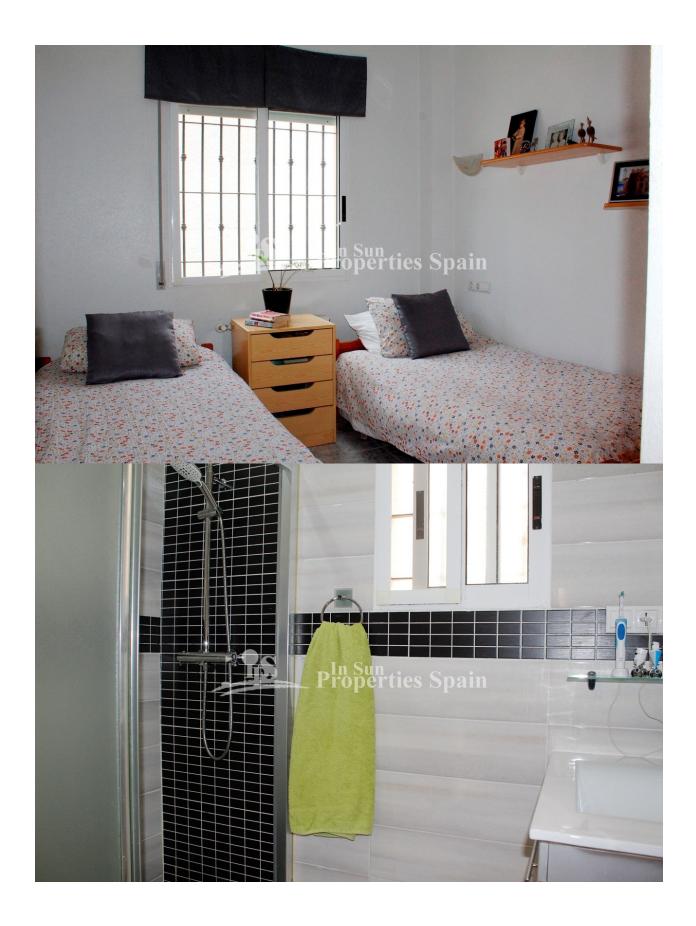
### JARD RIVIÈRE ET TERRASSES N

- Terrasse couverte
- Terrasse ouverte
- Feux extérieurs
- irrigation automatique
- arbres fruitiers
- Paysage
- clôtures
- murs en pierre
- hayon
- barbecue / grill
- Jard RIVER n privée



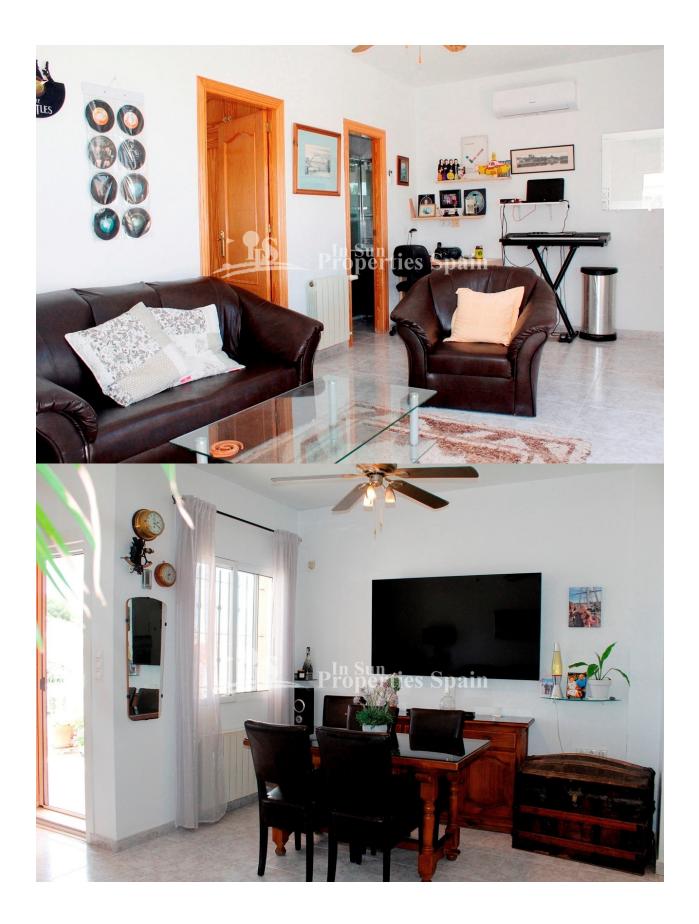


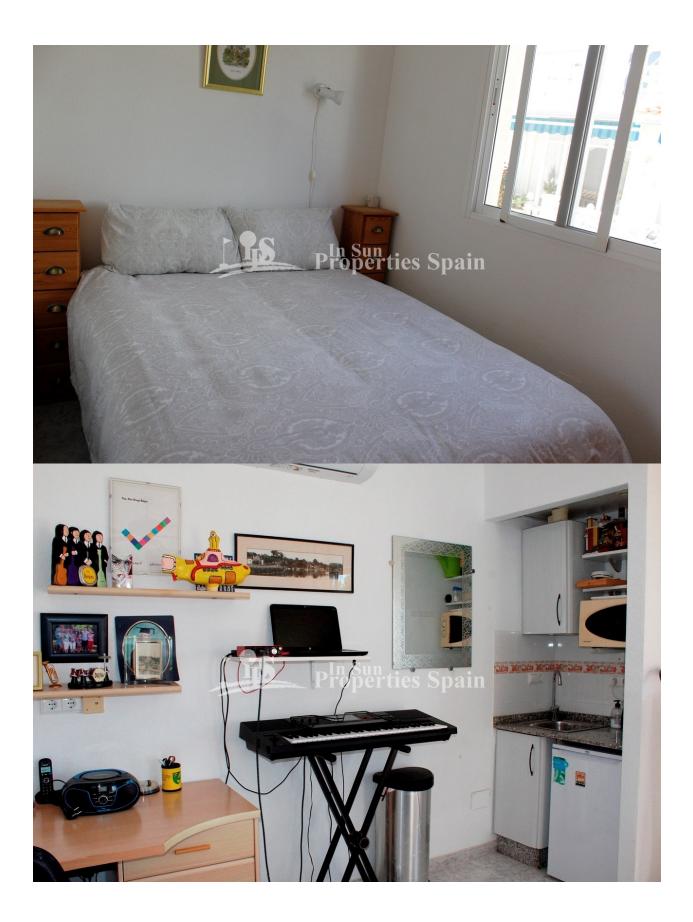














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