



REF: # 13016

ORIHUELA COSTA (CAMPOAMOR GOLF )



#### INFO

<b>PRIX:</b>	549.900 €
<b>TYPE:</b>	Villa
<b>CITY:</b>	Orihuela Costa (Campoamor Golf )
<b>CHAMBRES:</b>	4
<b>Ba ENFANTS:</b>	3
<b>Built ( m2 ):</b>	225
<b>pas ( m2 ):</b>	580
<b>Terrasse ( m2 ):</b>	-
<b>A ENFANTS:</b>	2008
<b>de plante:</b>	-
<b>MESSAGE</b>	-



#### DESCRIPTION

Beautiful villa overlooking the Campo de Campoamor Golf Course, exceptional 4-bedroom, 3-bathroom detached villa, situated on the prestigious Campoamor Golf Course. Set on a generous 580 m<sup>2</sup> plot, this property offers a perfect blend of luxury, comfort, and Mediterranean charm. This southwest-facing villa enjoys all-day sunshine and has a low-maintenance front garden. Upon entering the property, you're welcomed into a reception area that leads to a bright, open-plan living room filled with natural light from large windows. Just off the main living area to the right are 2 bedrooms, one with patio doors leading out to the terrace and on this floor 2 bathrooms with bathtub. To the left of the main living area is fully fitted closed kitchen, a separate laundry room and another bedroom again with patio doors opening out to a covered terrace with wonderful views over the golf course. The impressive master bedroom with en-suite bathroom is situated up the stair case on the first floor and has a fabulous roof terrace with amazing golf course views! The property is sold partially furnished, offers a spacious garden area to the rear of the

property which can easily accommodate a swimming pool. Located in one of the most exclusive areas of the Real Club de Golf de Campoamor, in a beautiful and modern private urbanization surrounded by nature, only 10 min walk to the Clubhouse and the popular La Fuente commercial centre with plenty of amenities and only 5 kms from the famous sandy and crystal clear beaches of Orihuela Costa ( Aguamarinas and Campoamor Beach ). Right next to Campoamor golf course within a short distance are 3 other courses Villamartin, Las Ramblas, and Las Colinas. However, it is not only a golfer's paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, open weekly markets, water activities, cinemas etc., Campoamor and Villamartín Golf is 50 minutes' drive from Alicante International and Murcia Corvera airports. It has a very high standard international school "El Limonar" and the largest shopping centre in the Alicante region "La Zenia Boulevard!" with over 150 shops, bars and restaurants close by ! The area has a Cosmopolitan and International community and is known to have one of the healthiest climates in the world, with over 300 days of sunshine every year it truly is a fabulous place to live.

## CERTIFICAT ÉNERGÉTIQUE



STYLE	VIEW	DISTANCE :	POSITION
<ul style="list-style-type: none"><li>Méditerranée</li></ul>	<ul style="list-style-type: none"><li>Panoramico</li></ul>	Beach : 5 Km aéroport: 70 Km : 3 Km	Sud-Ouest
MEUBLÉ	FRAIS	ZONES	ÉTAGE
<ul style="list-style-type: none"><li>meublé</li></ul>	Communauté : 1.080 €	<ul style="list-style-type: none"><li>stockage</li><li>ou chambre Baignade</li></ul>	<ul style="list-style-type: none"><li>tuiles</li><li>marbre</li><li>Stone</li></ul>
CUISINE	JARD RIVIÈRE ET TERRASSES N	CHAUFFAGE	EXTRA
<ul style="list-style-type: none"><li>cuisine fermée</li><li>cuisine équipée</li><li>granit</li></ul>	<ul style="list-style-type: none"><li>Terrasse couverte</li><li>Terrasse ouverte</li><li>Feux extérieurs</li><li>Paysage</li><li>clôtures</li><li>murs en pierre</li><li>Jard RIVER n privée</li></ul>	<ul style="list-style-type: none"><li>Cheminée gaz</li><li>électrique Cheminée</li></ul>	<ul style="list-style-type: none"><li>intégré</li><li>Porte de sécurité</li><li>Double vitrage</li><li>stockage</li><li>Laundry</li></ul>























***"OUR EXPERIENCE IS YOUR GUARANTEE"***