



### REF: #13278

## **ORIHUELA COSTA (VILLAMARTIN LOS DOLSES)**



INFO	
PRIX:	699.500 €
TYPE:	Villa
CITY:	Orihuela Costa (Villamartin Los Dolses)
CHAMBRES:	4
Ba ENFANTS:	3
Built ( m2 ):	165
pas ( m2 ):	374
Terrasse ( m2 ):	18
A ENFANTS:	2001
de plante:	-
MESSAGE	-









### **DESCRIPTION**

This exceptional 165 m<sup>2</sup> Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with a gas fireplace, a modern open-plan kitchen installed in 2022, four generous bedrooms, two bathrooms, and a guest toilet. From the main living area, there is access to a 14.5 m<sup>2</sup> terrace with electric awnings, ideal for outdoor relaxation. The 13 m<sup>2</sup> first-floor solarium offers additional private space to enjoy the sun. The immaculate outdoor kitchen includes a large BBQ, two sinks with hot and cold water, and a wine storage area — perfect for entertaining. Additional features include central heating with radiators in every room, two air conditioning units, a 28 m<sup>2</sup> garage, and fiber internet. The villa is sold fully furnished with highquality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m<sup>2</sup> southwest-facing plot, the exterior boasts an 8 x 4 m private pool, outdoor shower, pergola with awnings. and a beautifully maintained low-maintenance garden with a blend of

tiling and plants. Los Dolses is a highly desirable area, offering walking distance to four commercial centers with shops, supermarkets, pharmacies, banks, and a variety of restaurants and bars. The villa is just 3 km from stunning sandy beaches, and only a 5–10 minute drive to four top golf courses: Villamartín, Las Ramblas, Campoamor, and Las Colinas. The Zenia Boulevard Shopping Centre, the largest on the coast, is just three minutes away. Torrevieja is 8 km, while Alicante Airport is 45 minutes and Murcia–Corvera Airport is 40 minutes by car.

## **CERTIFICAT ÉNERGÉTIQUE**



# **STYLE** • moderne • Méditerranée **POSITION**

## **VIEW**

Panoramico

## **CLIMATISATION**

- manger
- chambres

## **DISTANCE:**

Beach: 2 Km

aéroport: 60 Km

: 1 Km

## **MEUBLÉ**

## **PARKING PAS. CAR**

## **FRAIS**

Sud-Ouest

• meublé

Garage no. Car: 1

: 1

Communauté : 550 €

I.B.I : 555 €

## **ZONES**

- stockage • ou chambre BAIGNADE
- ÉTAGE
- tuiles • marbre

## CUISINE

- cuisine
- cuisine équipée
- granit

## JARD RIVIÈRE ET TERRASSES N

- Terrasse couverte
- Terrasse ouverte
- Feux extérieurs
- irrigation automatique
- Palm
- Paysage
- clôtures
- murs en pierre
- hayon
- cuisine d'été

- barbecue / grill
- Jard RIVER n privée • Jard RIVER Communauté

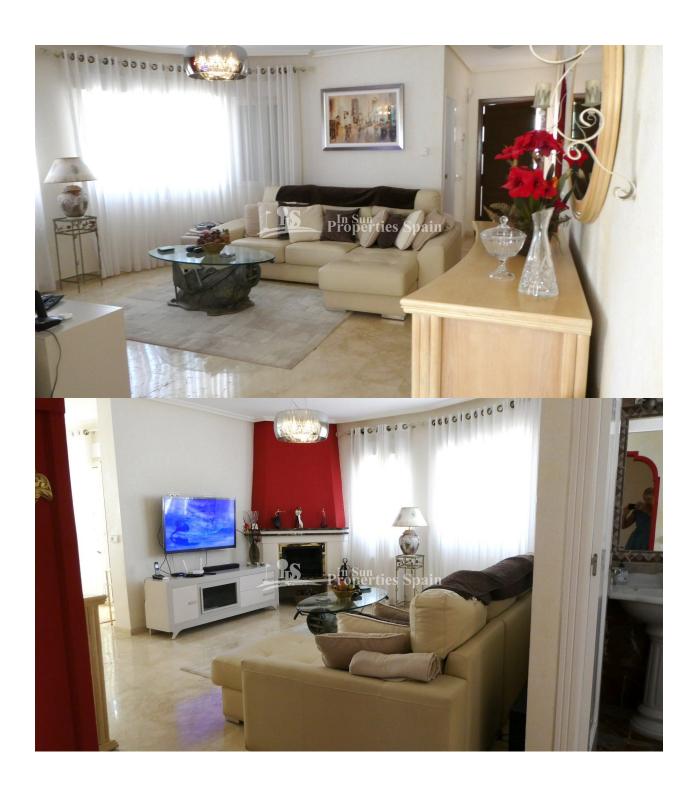
## **CHAUFFAGE**

- · central au gaz
- Radio

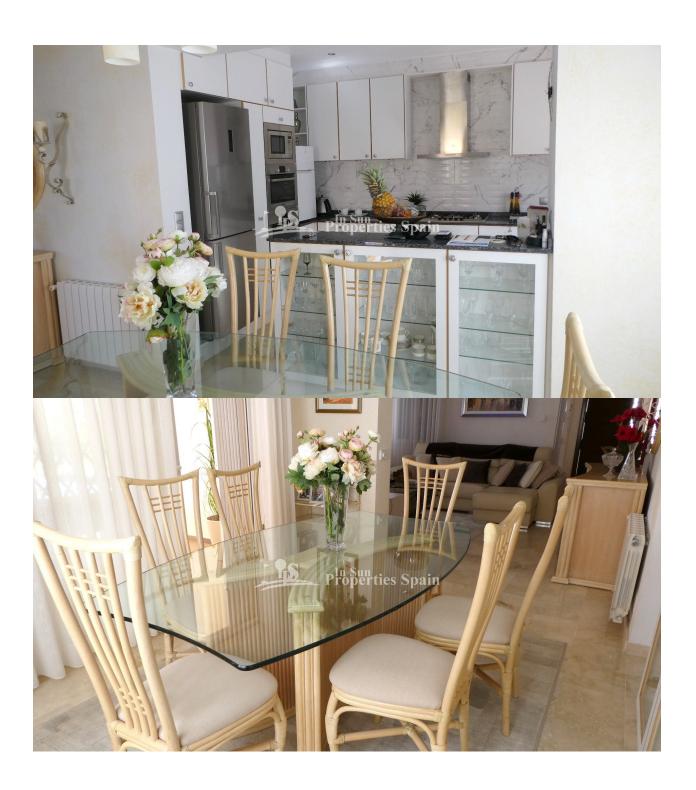
- intégré
- Alarme
- Porte de sécurité
- Double vitrage
- stockage
- Internet

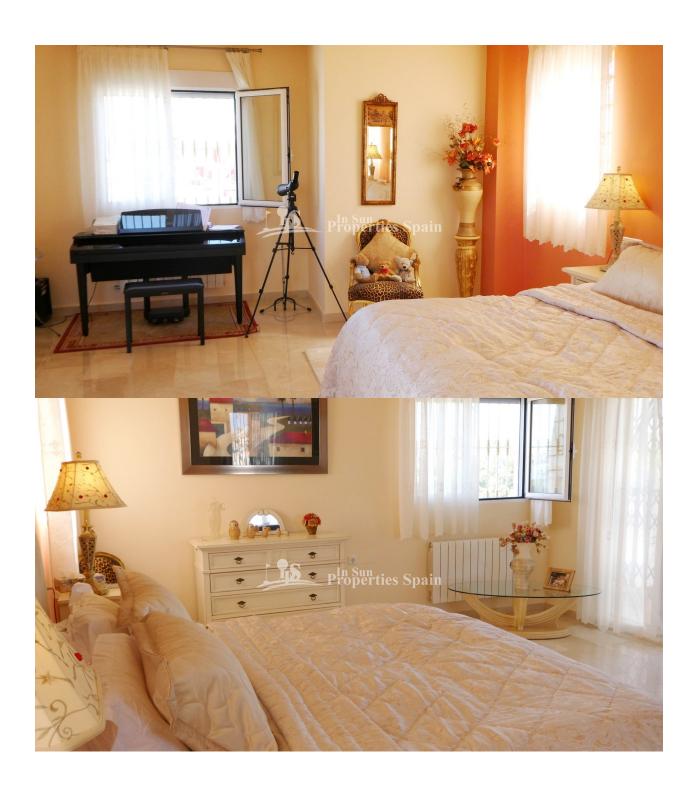
## **EXTRA**



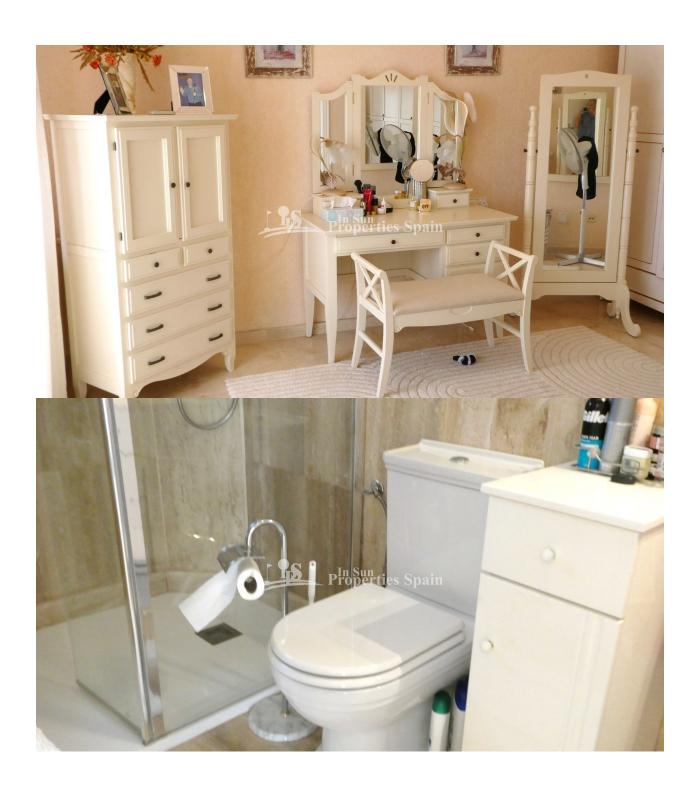


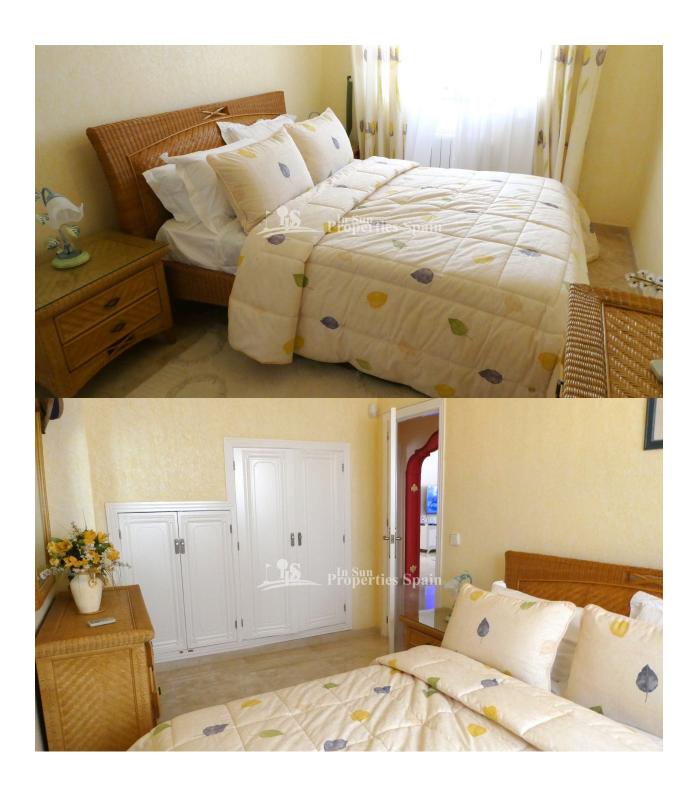


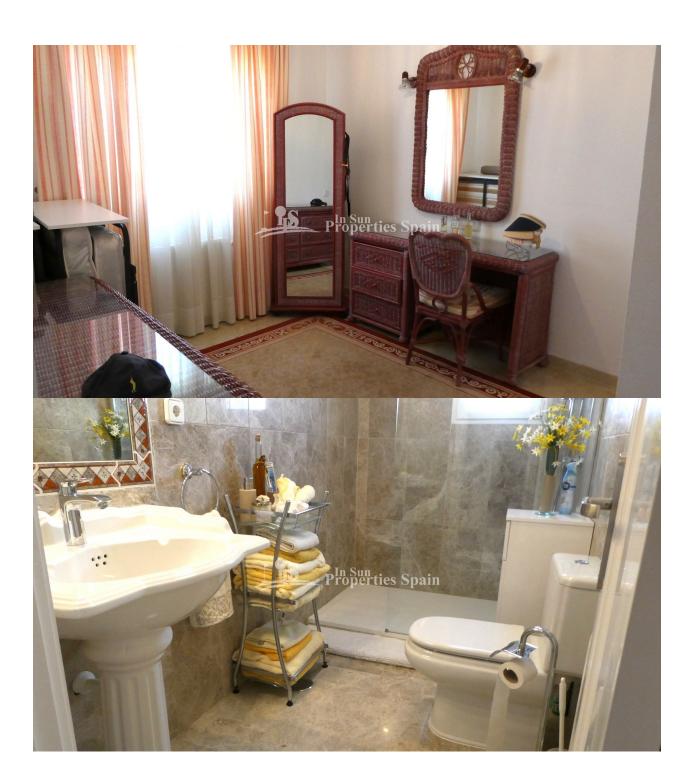


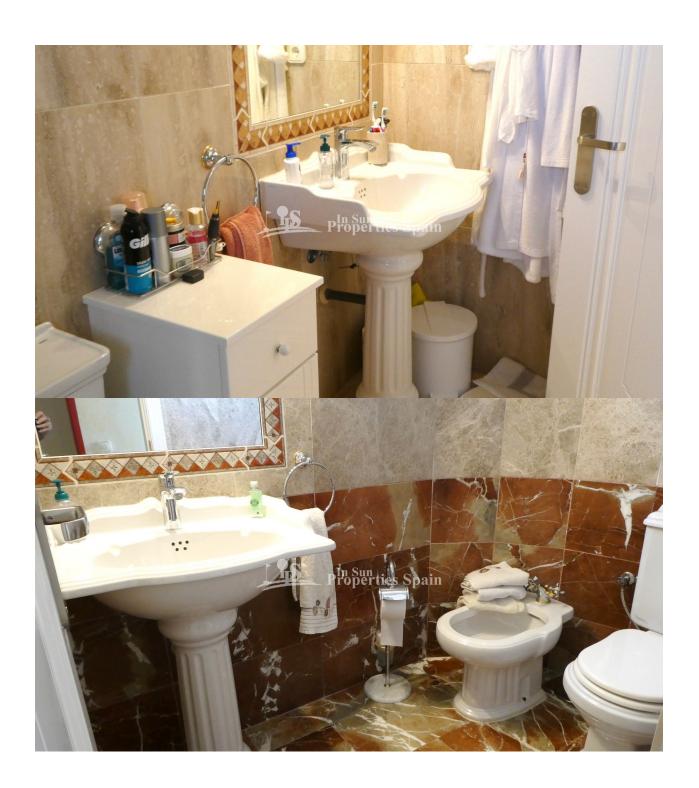














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