



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 m² 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 m² terrace with electric awnings, ideal for outdoor relaxation. The 13 m² 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 m² garage, and fiber internet. The villa is sold fully furnished with high-quality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m² 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 Dolces 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	VIEW	CLIMATISATION	DISTANCE :
<ul style="list-style-type: none"> • moderne • Méditerranée 	<ul style="list-style-type: none"> • Panoramico 	<ul style="list-style-type: none"> • manger • chambres 	Beach : 2 Km aéroport: 60 Km : 1 Km
POSITION	MEUBLÉ	PARKING PAS. CAR	FRAIS
Sud-Ouest	<ul style="list-style-type: none"> • meublé 	Garage no. Car : 1 : 1	Communauté : 550 € I.B.I : 555 €
ZONES	ÉTAGE	CUISINE	JARD RIVIÈRE ET TERRASSES N
<ul style="list-style-type: none"> • stockage • ou chambre Baignade 	<ul style="list-style-type: none"> • tuiles • marbre 	<ul style="list-style-type: none"> • cuisine • cuisine équipée • granit 	<ul style="list-style-type: none"> • 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	EXTRA		
<ul style="list-style-type: none"> • central au gaz • Radio 	<ul style="list-style-type: none"> • intégré • Alarme • Porte de sécurité • Double vitrage • stockage • Internet 		

PROPERTY GALLERY























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