



REF: # 9537

ORIHUELA COSTA (CAMPOAMOR BEACH)



#### INFO

PRIX:	975.000 €
TYPE:	Villa
CITY:	Orihuela Costa (Campoamor Beach)
CHAMBRES:	4
Ba ENFANTS:	3
Built ( m2 ):	157
pas ( m2 ):	500
Terrasse ( m2 ):	77
A ENFANTS:	-
de plante:	-
MESSAGE	-



## DESCRIPTION

WONDERFUL NEW BUILD VILLA IN CAMPOAMOR ORIHUELA COSTA only 150m from the sea. This 157m2 villa consists of 4 double bedrooms (built-in wardrobes), 2 bathrooms, fully equipped American kitchen, open living-dining room with great lighting, exit to the 500m2 garden and the beautiful pool. There is a 24m2 terrace and 53m2 solarium. In addition, the price includes: under-floor heating and mirror in bathrooms, indoor and outdoor lights, security door, pre-installation of air conditioning and top brand appliances. This ultra-modern villa has a delicate infrastructure that integrates with nature providing a quiet and isolated environment. Built with the highest quality materials, this elegant property is surrounded by abundant vegetation and a few meters from the cleanest beaches in Campoamor: Playa de la Glea, Aguamarina and Cabo Roig. It is a pleasure to have these three beautiful beaches that have been awarded with the Blue Flag within reach. Whenever you need a moment of reflection, you can go down to touch its crystal clear waters or lie down on its soft sand to read a book while listening to the placid sound of the sea. The house follows the trend of open concept design, enhancing spacious spaces and offering a greater sense of comfort and well-being in its interiors. In the surroundings you will find all the essential services to live all year round: supermarkets, pharmacies, cafes, restaurants, shopping centers ... And if you are also enthusiastic about golf, less than 10 minutes away you can choose between three privileged golf courses of international recognition where put your aim to the test: Las Colinas Golf, Villamartín or Las Ramblas. The area offers such a wide range of services including weekly markets, the renowned high standard international school "El Limonar" and the famous "La Zenia Boulevard" centre, the largest of its kind in southern Spain! Situated close to many commercial centres including the well know Villamartin Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies and much more that you really are spoilt for choice. Nearest Airports: 40 minutes from Alicante Airport and 1 hour from Murcia (Corvera) Airport.

## CERTIFICAT ÉNERGÉTIQUE



<b>STYLE</b> <ul style="list-style-type: none"><li>• moderne</li><li>• contemporain</li></ul>	<b>VIEW</b> <ul style="list-style-type: none"><li>• Panoramico</li></ul>	<b>CLIMATISATION</b> <ul style="list-style-type: none"><li>• Central</li></ul>	<b>DISTANCE :</b> <div>Beach : 50 m</div> <div>aéroport: 40 Km</div> <div>: 500 m</div>
<b>POSITION</b> <div>Sud-Ouest</div>	<b>MEUBLÉ</b> <ul style="list-style-type: none"><li>• Vide</li></ul>	<b>PARKING PAS. CAR</b> <div>: 1</div>	<b>ZONES</b> <ul style="list-style-type: none"><li>• stockage</li></ul>
<b>ÉTAGE</b> <ul style="list-style-type: none"><li>• tuiles</li><li>• Stone</li></ul>	<b>CUISINE</b> <ul style="list-style-type: none"><li>• cuisine</li><li>• cuisine équipée</li></ul>	<b>JARD RIVIÈRE ET TERRASSES N</b> <ul style="list-style-type: none"><li>• Terrasse ouverte</li><li>• Feux extérieurs</li><li>• arbres fruitiers</li><li>• clôtures</li><li>• murs en pierre</li><li>• hayon</li><li>• Jard RIVER n privée</li></ul>	<b>CHAUFFAGE</b> <ul style="list-style-type: none"><li>• chauffage buf ENFANTS cheminée</li></ul>
<b>EXTRA</b> <ul style="list-style-type: none"><li>• intégré</li><li>• Porte de sécurité</li><li>• Double vitrage</li></ul>			





















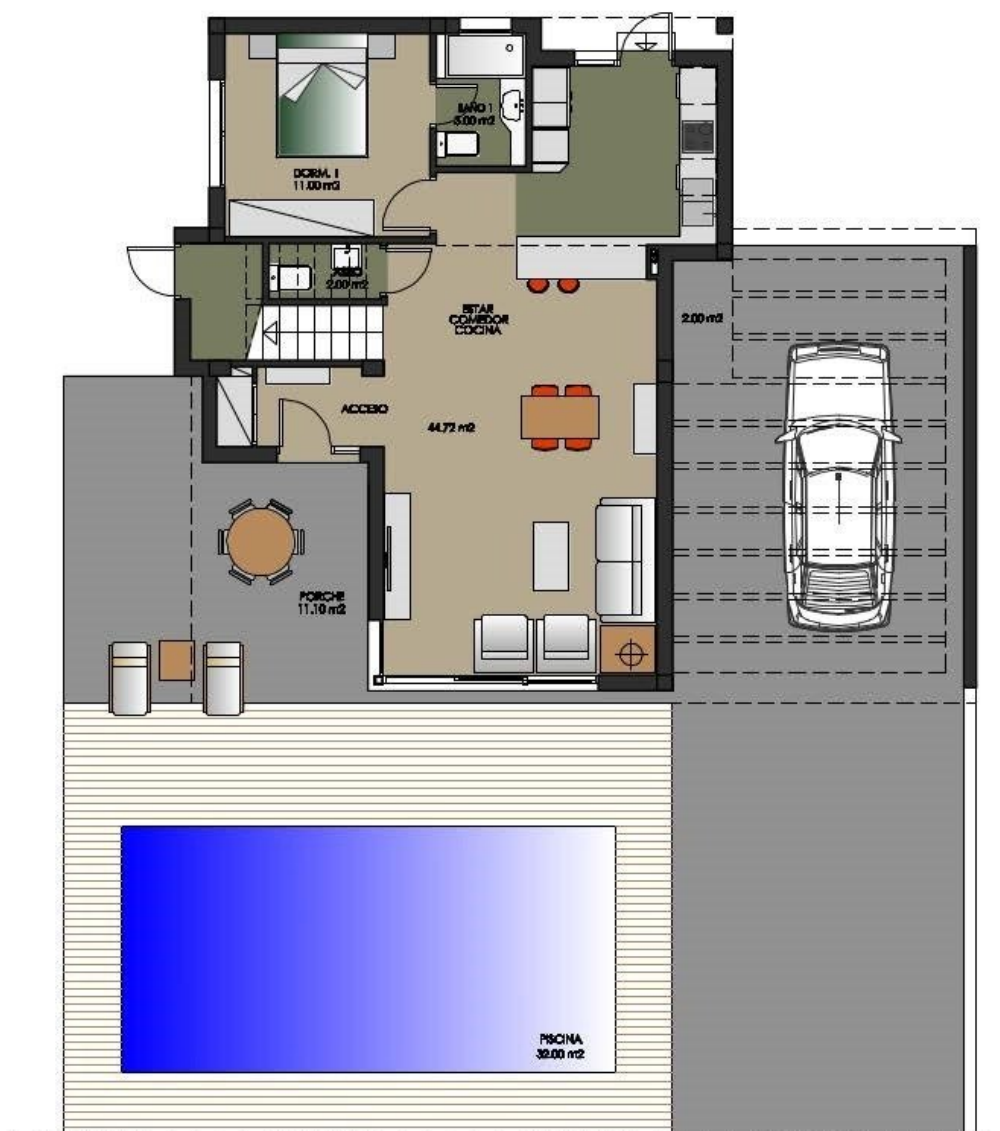












PLANTA BAJA

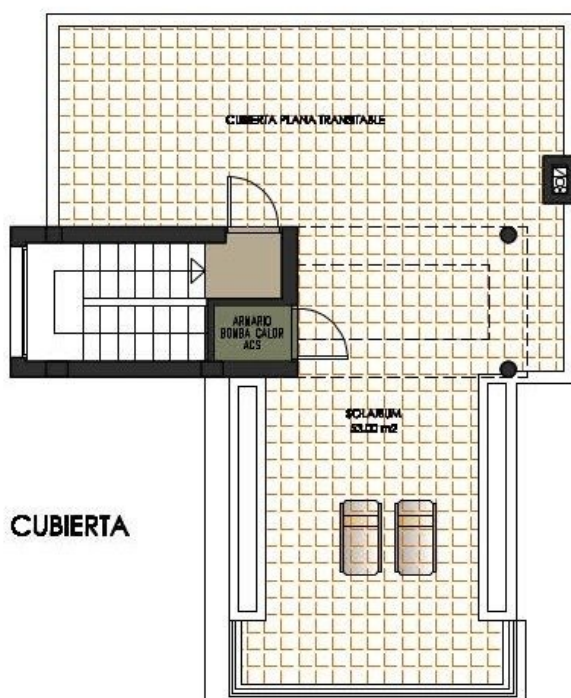


**SUPERFICIE CONSTRUIDA**

PLANTA BAJA	
VIVIENDA	76.25 m <sup>2</sup>
50% PORCHE	6.55 m <sup>2</sup>
PLANTA PISO	82.80 m <sup>2</sup>
VIVIENDA	74.05 m <sup>2</sup>
TOTAL	156.85 m <sup>2</sup>



**PLANTA PISO**



**CUBIERTA**











**"OUR EXPERIENCE IS YOUR GUARANTEE"**