



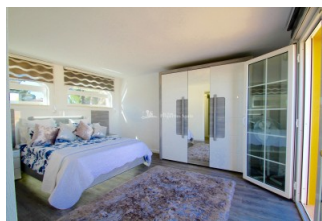
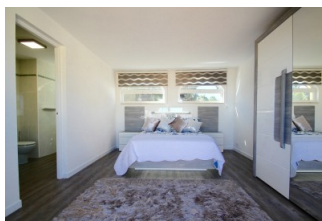
REF: # 6408

ORIHUELA COSTA (VILLAMARTIN GOLF )



#### INFO

PRECIO:	215.000 €
TIPO:	Villa
CIUDAD:	Orihuela Costa (Villamartin Golf )
HABITACIONES:	3
Baños:	3
Construidos ( m2 ):	110
Parcela ( m2 ):	230
Terraza ( m2 ):	47
Años:	1999
Planta:	-
MENSAJE	249.950 €

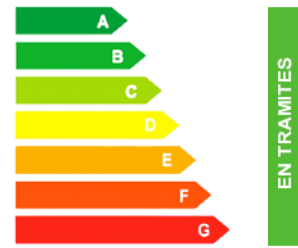


#### DESCRIPCION

On a quiet cul de sac just off Avda Las Brisas, VILLAMARTIN and only 350m from Villamartin Golf Club, we have this well presented and reformed, 3 bedroom, 110m2 detached villa on a east/west facing 230m2 private plot. The property distributes as; Ground floor with 10m2 terrace, spacious lounge with fireplace and open plan fitted and fully equipped kitchen with utility room. Also to the ground floor are 2 bedrooms, both located at the rear of the property with access to the garden (one with ensuite) and a family bathroom. An internal staircase then leads up the lovely spacious master suite with en-suite shower room and patio doors out to the sunny 37m2 terrace. From here you can enjoy distant sea views. There is the potential to add a private pool within the plot. The property is sold furnished and comes complete with Gas central heating and a storage room at the side of the property. Located in the most prestigious part of Villamartin; Las Brisas, this Villa would make the

perfect holiday home or permanent residence and is perfect for golf enthusiasts. Villamartín offers a wide range of services. For over 40 years it has been a golf tourist attraction and as it is expected from a residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartín is also very close to renowned high standard international school El Limonar and La Zenia Boulevard - the newest shopping centre in our area and also the largest one in the Alicante region. At over 160,000m<sup>2</sup> It offers more than 150 shops and services including a huge supermarket Alcampo, Leroy Merlin, Primark, Swarovski, Decathlon, Massimo Dutti, Zara, Stradivarius and much more. There are many commercial centers including the well know Villamartín Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies etc. Villamartín was built round one of the most prestigious golf courses on the Costa Blanca-Villamartín Golf Club- it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses such as Las Ramblas, Campoamor and La Finca. However, it is not only a golfers paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, 3km from some of the best beaches in the region, open weekly markets, cinemas etc. Villamartín is approximately 50 minutes from Alicante Airport and 30 minutes from Murcia airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

#### CERTIFICADO ENERGETICO



<b>ESTILO</b> <ul style="list-style-type: none"> <li>Mediterraneo</li> </ul>	<b>VISTAS</b> <ul style="list-style-type: none"> <li>Panoramico</li> <li>Vistas al mar</li> </ul>	<b>DISTANCIA A :</b> <div>Playa : 3 Km</div> <div>Aeropuerto: 50 Km</div> <div>Ciudad : 500 m</div>	<b>ORIENTACION</b> <div>Oeste</div>
<b>AMUEBLADO</b> <ul style="list-style-type: none"> <li>Amueblado</li> </ul>	<b>PARKING NO. DE COCHES</b> <div>: 1</div>	<b>TASAS</b> <div>I.B.I : 282 €</div>	<b>AREAS</b> <ul style="list-style-type: none"> <li>Trastero</li> <li>Baño en dormitorio</li> </ul>
<b>SUELO</b> <ul style="list-style-type: none"> <li>Azulejos</li> <li>Piedra</li> </ul>	<b>COCINA</b> <ul style="list-style-type: none"> <li>Cocina abierta</li> <li>Cocina equipada</li> </ul>	<b>JARDÍN Y TERRAZAS</b> <ul style="list-style-type: none"> <li>Terraza cubierta</li> <li>Terraza abierta</li> <li>Luces exteriores</li> <li>Muros de piedra</li> <li>Jardín privado</li> </ul>	<b>CALEFACION</b> <ul style="list-style-type: none"> <li>Gas central</li> <li>Chimenea</li> </ul>
<b>EXTRA</b> <ul style="list-style-type: none"> <li>Alarma</li> <li>Puerta de seguridad</li> <li>Doble cristal</li> <li>Satellite TV</li> <li>Trastero</li> <li>Lavanderia</li> </ul>	<b>CERTIFICADO ENERGETICO</b> <div>  </div>		

**"OUR EXPERIENCE IS YOUR GUARANTEE"**