



REF: # 13278

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES)



INFO

PRICE:	699.500 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (Villamartin Los Dolses)
BEDROOMS:	4
Bathrooms:	3
Build (m2):	165
Plot (m2):	374
Terrace (m2):	18
Year:	2001
Floor:	-
Old price	-

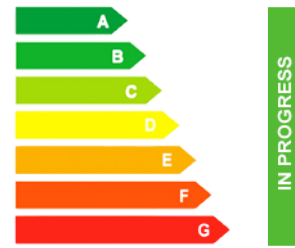


DESCRIPTION

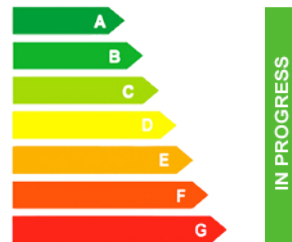
This exceptional 165 m² Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with 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 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.

ENERGETIC CERTIFIED



STYLE <ul style="list-style-type: none"> • Modern • Mediterranean 	VIEWS <ul style="list-style-type: none"> • Panoramic views 	AIRCONDITIONING <ul style="list-style-type: none"> • Livingroom • Bedrooms 	DISTANCE TO : Beach : 2 Km Airport: 60 Km Town center : 1 Km
ORIENTATION South west	FURNITURE <ul style="list-style-type: none"> • Furnished 	PARKING Garage no Cars : 1 Parking no Cars: 1	TAX Community : 550 € I.B.I : 555 €
MAIN LIVING AREA <ul style="list-style-type: none"> • Storage • Bathroom en-suite 	FLOORING <ul style="list-style-type: none"> • Tile floors • Marble floors 	KITCHEN <ul style="list-style-type: none"> • Open kitchen • Equipped kitchen • Granite countertop 	GARDEN AND TERRACES <ul style="list-style-type: none"> • Covered terrace • Open terrace • Exterior lights • Automatic watering system • Palm trees • Landscaped • Fenced • Stone walls • Electric gate • Outdoor kitchen • BBQ/grill • Private garden • Communal Garden
HEATING <ul style="list-style-type: none"> • Central gas heating • Radiators 	EXTRA <ul style="list-style-type: none"> • Built in wardrobes • Alarm • Reinforced door • Double glazed windows • Storage room • Internet 	ENERGETIC CERTIFIED	



"OUR EXPERIENCE IS YOUR GUARANTEE"