



REF: # 12617

ORIHUELA COSTA (VILLAMARTIN FORTUNA )



#### INFO

|                 |                                       |
|-----------------|---------------------------------------|
| PRICE:          | 349.900 €                             |
| PROPERTY TYPE:  | Villa                                 |
| CITY:           | Orihuela Costa (Villamartin Fortuna ) |
| BEDROOMS:       | 3                                     |
| Bathrooms:      | 3                                     |
| Build ( m2 ):   | 132                                   |
| Plot ( m2 ):    | -                                     |
| Terrace ( m2 ): | 50                                    |
| Year:           | -                                     |
| Floor:          | -                                     |
| Old price       | -                                     |



#### DESCRIPTION

Frontline Spanish-Style Villa with Fantastic Golf Views – Villamartín, Fortuna II This charming frontline detached villa is located in the prestigious Fortuna II community, offering breathtaking views over Villamartín Golf Course and the communal pool area. The property spans 132 m<sup>2</sup>, is fully furnished, and benefits from east, south, and west orientation, ensuring sunshine throughout the day. The villa features three double bedrooms with fitted wardrobes and three bathrooms, including an en-suite with access to a covered terrace overlooking the gardens and pool. The ground floor offers a welcoming entrance with a covered terrace, a spacious hallway, a guest bathroom with shower, a separate fully equipped kitchen, and a bright lounge-dining area with high vaulted ceilings, a fireplace, and French doors opening onto a large balcony with open views. External stairs lead up to a roof solarium, ideal for sunbathing and enjoying panoramic vistas. Additional features include air conditioning, double-glazed windows, shutters, an alarm system, and a gas chimney for the cooler months. The Fortuna II community is

beautifully maintained, with lush green areas and eight communal pools, creating a peaceful and exclusive setting. The villa is within walking distance of La Fuente, Rioja, and Los Dolses commercial centres, as well as the famous Villamartín Plaza with its vibrant selection of restaurants, shops, and services. Villamartín is one of the Costa Blanca's most established golf destinations, offering an excellent infrastructure, international schools, supermarkets, and the popular La Zenia Boulevard shopping centre. The stunning sandy beaches are just 3 km away, with three additional golf courses—Las Ramblas, Campoamor, and Las Colinas—nearby. Alicante and Murcia Corvera airports can be reached in approximately 50 minutes. This is a rare opportunity to acquire a frontline villa in a prime location, combining traditional Spanish charm with exceptional views and a sought-after lifestyle.



|                                                                                       |                                                                                                                                                                |                                                                                                   |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STYLE</b>                                                                          | <b>VIEWS</b>                                                                                                                                                   | <b>AIRCONDITIONING</b>                                                                            | <b>DISTANCE TO :</b>                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"><li>• Modern</li><li>• Mediterranean</li></ul>      | <ul style="list-style-type: none"><li>• Panoramic views</li></ul>                                                                                              | <ul style="list-style-type: none"><li>• Livingroom</li><li>• Kitchen</li><li>• Bedrooms</li></ul> | Beach : 3 Km                                                                                                                                                                                                                                      |
|                                                                                       |                                                                                                                                                                |                                                                                                   | Airport: 50 Km                                                                                                                                                                                                                                    |
|                                                                                       |                                                                                                                                                                |                                                                                                   | Town center : 1 Km                                                                                                                                                                                                                                |
| <b>ORIENTATION</b>                                                                    | <b>FURNITURE</b>                                                                                                                                               | <b>PARKING</b>                                                                                    | <b>TAX</b>                                                                                                                                                                                                                                        |
| South East West                                                                       | <ul style="list-style-type: none"><li>• Furnished</li></ul>                                                                                                    | Parking no Cars: 1                                                                                | Community : 2.800 €                                                                                                                                                                                                                               |
|                                                                                       |                                                                                                                                                                |                                                                                                   | I.B.I : 480 €                                                                                                                                                                                                                                     |
| <b>MAIN LIVING AREA</b>                                                               | <b>FLOORING</b>                                                                                                                                                | <b>KITCHEN</b>                                                                                    | <b>GARDEN AND TERRACES</b>                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"><li>• Storage</li><li>• Bathroom en-suite</li></ul> | <ul style="list-style-type: none"><li>• Tile floors</li><li>• Stone floors</li></ul>                                                                           | <ul style="list-style-type: none"><li>• Open kitchen</li><li>• Equipped kitchen</li></ul>         | <ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Exterior lights</li><li>• Palm trees</li><li>• Landscaped</li><li>• Fenced</li><li>• Stone walls</li><li>• BBQ/grill</li><li>• Communal Garden</li></ul> |
| <b>HEATING</b>                                                                        | <b>EXTRA</b>                                                                                                                                                   |                                                                                                   |                                                                                                                                                                                                                                                   |
| <ul style="list-style-type: none"><li>• Fireplace wood</li></ul>                      | <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Double glazed windows</li><li>• Storage room</li><li>• Internet</li></ul> |                                                                                                   |                                                                                                                                                                                                                                                   |













































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