



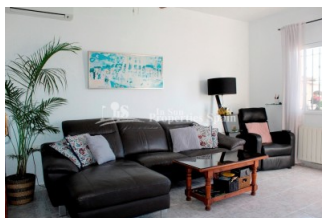
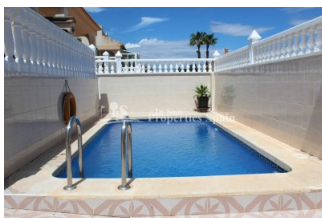
REF: # 12969

ORIHUELA COSTA (BLUE LAGOON)



INFO

PRICE:	225.000 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (Blue Lagoon)
BEDROOMS:	3
Bathrooms:	2
Build (m2):	103
Plot (m2):	202
Terrace (m2):	70
Year:	1999
Floor:	-
Old price	-



DESCRIPTION

Wonderful Detached Villa with Studio Flat and Sea Views – Blue Lagoon, San Miguel de Salinas. This charming 103 m² villa, set on a 200 m² plot, is ideally located in the sought-after Blue Lagoon area. It features 3 bedrooms, 2 bathrooms, a private 12 m² pool, and multiple sunny terraces offering beautiful views. The ground floor comprises two double bedrooms, a renovated bathroom, a fully equipped open-plan kitchen, a spacious living and dining area, and a storage room. An external staircase leads to the first floor, where you'll find a separate studio flat with its own bedroom, shower room, kitchenette, and lounge opening onto a large terrace with BBQ — perfect for guests or rental use. The second floor boasts a generous solarium fitted with a solar panel for hot water and spectacular sea and salt lake views. The property enjoys a quiet, sunny location within walking distance to supermarkets (Mercadona and Aldi), restaurants, bars, the new public pool, Green Lands, Minigolf, El Limonar International School, and the popular Villamartín Plaza and La Fuente Commercial Centre. Orihuela Costa's beautiful beaches are just 4 km away, while Zenia Boulevard with over

150 shops and restaurants is only a short drive. Additional features include an electric entrance gate, laundry room, fly screens throughout, 4 air conditioning units, gas central heating, and furniture included, making it ready to move into. Surrounded by prestigious golf courses such as Real Club de Campoamor, Las Ramblas, Villamartín and Las Colinas, this property is perfect for year-round living or as a high-rental-potential investment. Alicante and Corvera airports are both around a 45-minute drive.



STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
Mediterranean	- Panoramic views - Sea views	- Livingroom - Kitchen - Bedrooms	Beach : 6 Km
			Airport: 60 Km
			Town center : 2 Km
ORIENTATION	FURNITURE	PARKING	TAX
South East West	Furnished	Parking no Cars: 1	Community : 132 €
			I.B.I : 351 €
MAIN LIVING AREA	FLOORING	KITCHEN	GARDEN AND TERRACES
Storage	Tile floors	- Open kitchen - Equipped kitchen	- Covered terrace - Open terrace - Exterior lights - Automatic watering system - Fruit trees - Landscaped - Fenced - Stone walls - Electric gate - BBQ/grill - Private garden
HEATING	EXTRA		
- Central gas heating - Radiators	- Built in wardrobes - Reinforced door - Double glazed windows - Satellite TV - Storage room - Internet		



















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