



REF: # 9540

ORIHUELA COSTA (CAMPOAMOR BEACH)



#### INFO

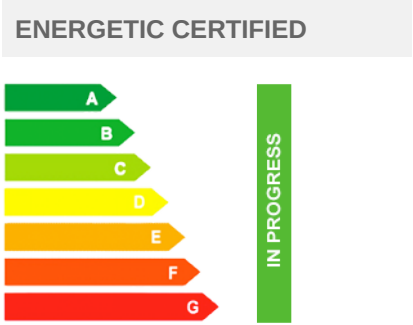
|                 |                                  |
|-----------------|----------------------------------|
| PRICE:          | 1.150.000 €                      |
| PROPERTY TYPE:  | Villa                            |
| CITY:           | Orihuela Costa (Campoamor Beach) |
| BEDROOMS:       | 4                                |
| Bathrooms:      | 2                                |
| Build ( m2 ):   | 225                              |
| Plot ( m2 ):    | 500                              |
| Terrace ( m2 ): | -                                |
| Year:           | -                                |
| Floor:          | -                                |
| Old price       | -                                |



#### DESCRIPTION

WONDERFUL NEW BUILD VILLA IN CAMPOAMOR, ORIHUELA COSTA only 150m from the sea. This 225m2 villa consists of 2 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. 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.



|                                                                                                                   |                                                                           |                                                                                                   |                                                                                           |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>STYLE</b>                                                                                                      | <b>VIEWS</b>                                                              | <b>AIRCONDITIONING</b>                                                                            | <b>DISTANCE TO :</b>                                                                      |
| <ul style="list-style-type: none"><li>• Modern</li></ul>                                                          | <ul style="list-style-type: none"><li>• Panoramic views</li></ul>         | <ul style="list-style-type: none"><li>• Central airconditioning</li></ul>                         | Beach : 50 m<br>Airport: 40 Km                                                            |
| <b>FURNITURE</b>                                                                                                  | <b>PARKING</b>                                                            | <b>FLOORING</b>                                                                                   | <b>KITCHEN</b>                                                                            |
| <ul style="list-style-type: none"><li>• Not furnished</li></ul>                                                   | Parking no Cars: 1                                                        | <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> |
| <b>GARDEN AND TERRACES</b>                                                                                        | <b>HEATING</b>                                                            | <b>EXTRA</b>                                                                                      |                                                                                           |
| <ul style="list-style-type: none"><li>• Open terrace</li><li>• Exterior lights</li><li>• Private garden</li></ul> | <ul style="list-style-type: none"><li>• Floor heating bathrooms</li></ul> | <ul style="list-style-type: none"><li>• Reinforced door</li><li>• Double glazed windows</li></ul> |                                                                                           |













PLANTA BAJA



ESCALA: 1/150

4 DORMITORIOS

| CUADRO DE SUPERFICIES              |                         |
|------------------------------------|-------------------------|
| SUPERFICIES CONSTRUIDAS            |                         |
| SUPERFICIE CONSTRUIDA PLANTA BAJA  | = 107,45 m <sup>2</sup> |
| SUPERFICIE ÚTIL PLANTA BAJA        | = 74,10 m <sup>2</sup>  |
| SUPERFICIE TERRAZAS DE PLANTA BAJA | = 50,85 m <sup>2</sup>  |
|                                    |                         |
| TOTAL CONSTRUIDA VIVIENDA          | = 246,65 m <sup>2</sup> |
| TOTAL CONSTRUIDA TERRAZAS          | = 130,05 m <sup>2</sup> |
| TOTAL CONSTRUIDA PISCINA           | = 32,00 m <sup>2</sup>  |



PLANTA PRIMERA

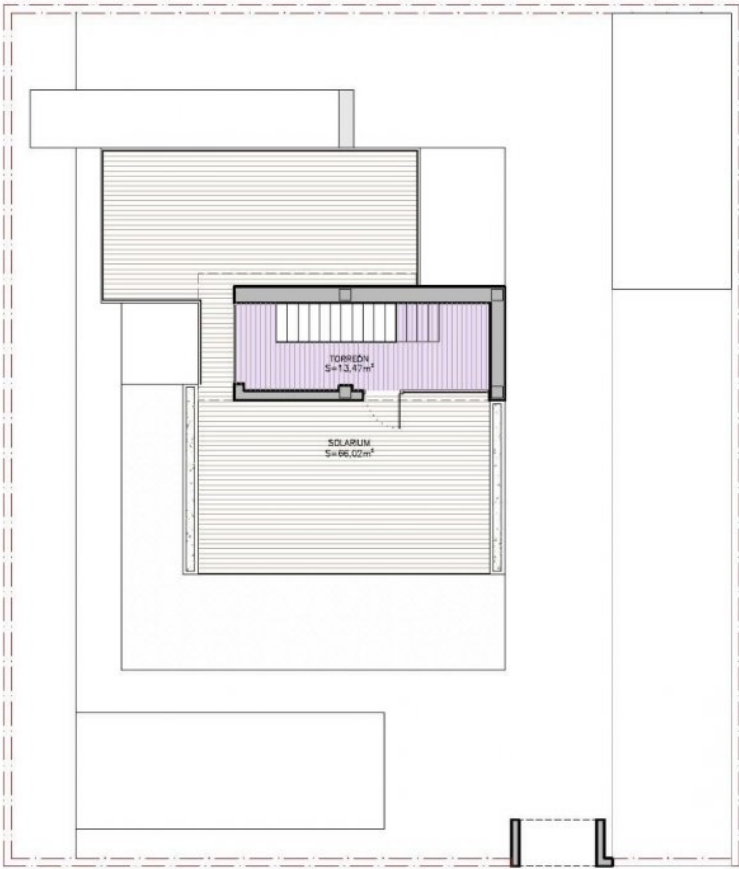


ESCALA: 1/150

4 DORMITORIOS

| CUADRO DE SUPERFICIES             |                         |
|-----------------------------------|-------------------------|
| SUPERFICIES CONSTRUIDAS           |                         |
| SUPERFICIE CONSTRUIDA P. PRIMERA  | = 117,80 m <sup>2</sup> |
| SUPERFICIE ÚTIL P. PRIMERA        | = 91,80 m <sup>2</sup>  |
| SUPERFICIE TERRAZAS DE P. PRIMERA | = 13,15 m <sup>2</sup>  |
|                                   |                         |
| TOTAL CONSTRUIDA VIVIENDA         | = 246,65 m <sup>2</sup> |
| TOTAL CONSTRUIDA TERRAZAS         | = 130,05 m <sup>2</sup> |
| TOTAL CONSTRUIDA PISCINA          | = 32,00 m <sup>2</sup>  |

PLANTA SOLARIUM



ESCALA: 1/150

4 DORMITORIOS

| CUADRO DE SUPERFICIES             |                         |
|-----------------------------------|-------------------------|
| SUPERFICIES CONSTRUIDAS           |                         |
| SUPERFICIE CONSTRUIDA P. SOLARIUM | = 21,40 m <sup>2</sup>  |
| SUPERFICIE ÚTIL P. SOLARIUM       | = 14,85 m <sup>2</sup>  |
| SUPERFICIE SOLARIUM               | = 66,00 m <sup>2</sup>  |
| <hr/>                             |                         |
| TOTAL CONSTRUIDA VIVIENDA         | = 246,65 m <sup>2</sup> |
| TOTAL CONSTRUIDA TERRAZAS         | = 130,05 m <sup>2</sup> |
| TOTAL CONSTRUIDA PISCINA          | = 32,00 m <sup>2</sup>  |







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