



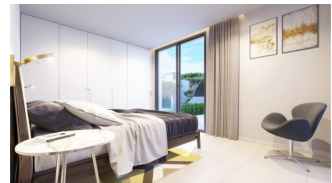
REF: # 9550

ORIHUELA COSTA (LOMAS DE DON JUAN)



#### INFO

PRICE:	715.000 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (Lomas de Don Juan)
BEDROOMS:	3
Bathrooms:	3
Build ( m2 ):	151
Plot ( m2 ):	515
Terrace ( m2 ):	32
Year:	
Floor:	-
Old price	-



#### DESCRIPTION

WONDERFUL LUXURY VILLA IN CABO ROIG, ORIHUELA COSTA with spectacular sea views. This 151m2 villa is in a great location and is built on a large 515m2 plot in Lomas de Don Juan, close to everything in Orihuela Costa. Within just 5 minutes from the beaches of La Zenia, Cala Capitan, Cabo Roig or Campoamor, as well as the popular Shopping Centre La Zenia Boulevard. When entering the plot you will find a double parking. You have two walking paths towards the entrance of the villa, where you are looking towards the terrace and the natural green park area in front of the villas. Entering the villa your eyes will be drawn by the natural stone wall in the entrance as well as in the living room. From the entrance you have on one side two double bedrooms as well as two bathrooms. One of the bedrooms has an in-suite bathroom. On the other side you will find the open kitchen, dining area and living room. From the big windows towards the terrace and the double ceiling in the living room area you get lots of natural light. From the dining area and kitchen you have access a big terrace with a private swimming pool in front of the natural green park "Parque Natural de Lomas de Don Juan". The terrace

has an outdoor kitchen and bbq area. The private swimming pool is designed with an infinity look and measures 3.2 x 13 metres. Behind the kitchen a staircase takes you to the first floor. Here you will on one side find a big south facing terrace, from where you are overlooking the Mediterranean Sea and the surround area. On the other side you will find the master bedroom, with in-suite bathroom as well as a minor terrace. You will find Villamartin, Las ramblas, Campoamor and Las Colinas golf courses within 10 minutes. Another 15 golf courses within 20 minutes' drive. Live pure luxury with unbeatable views! Nearest Airports: Alicante and Murcia (Corvera ) Airports 55 mins drive.

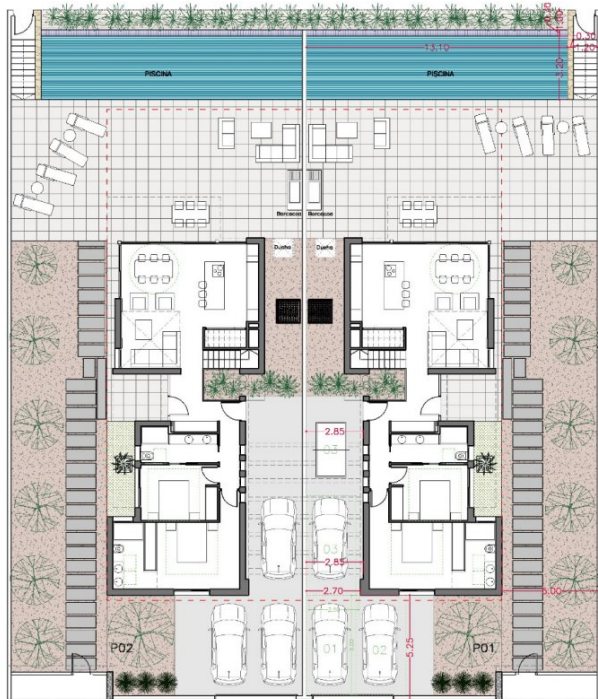


<b>VIEWS</b>	<b>AIRCONDITIONING</b>	<b>DISTANCE TO :</b>	<b>PARKING</b>
<ul style="list-style-type: none"><li>• Panoramic views</li></ul>	<ul style="list-style-type: none"><li>• Central airconditioning</li></ul>	Beach : 200 m Airport: 70 Km	Parking no Cars: 3
<b>MAIN LIVING AREA</b>	<b>KITCHEN</b>	<b>GARDEN AND TERRACES</b>	<b>HEATING</b>
<ul style="list-style-type: none"><li>• Bathroom en-suite</li></ul>	<ul style="list-style-type: none"><li>• Open kitchen</li></ul>	<ul style="list-style-type: none"><li>• Open terrace</li><li>• BBQ/grill</li><li>• Private garden</li></ul>	<ul style="list-style-type: none"><li>• Central gas heating</li></ul>

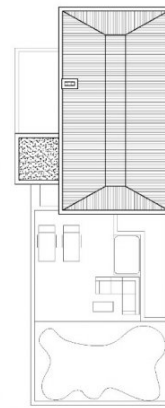




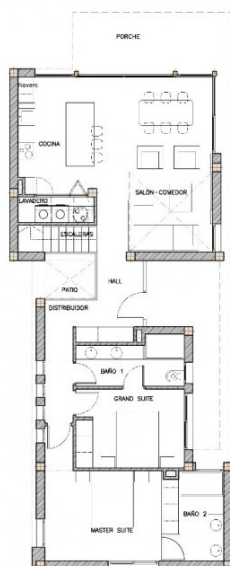




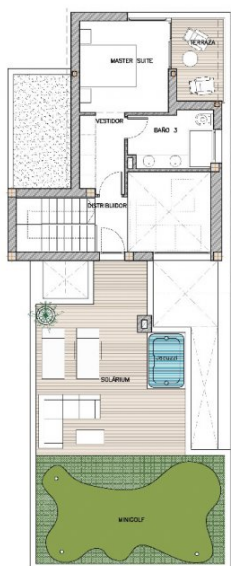
PLANTA DE URBANIZACIÓN



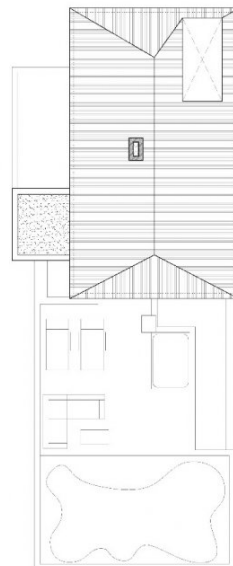
PLANTA DE CUBIERTAS



PLANTA BAJA



PLANTA PRIMERA



PLANTA DE CUBIERTAS

SUPERFICIES ÚTILES Y CONSTRUÍDAS			
PLANTA BAJA		PLANTA PRIMERA	
SALA-COMEDOR	25.84m <sup>2</sup>	ESTUDIO	10.74m <sup>2</sup>
COCINA	11.31m <sup>2</sup>	BAÑO 2	4.47m <sup>2</sup>
PASA	8.17m <sup>2</sup>	BAÑO 1	0.16m <sup>2</sup>
JARDIN	2.32m <sup>2</sup>	TERRAZA DESC. DE	2.15m <sup>2</sup>
ESCALERA	3.85m <sup>2</sup>	TERRAZA DESC. DE	0.30m <sup>2</sup>
PORCHOS 1	14.80m <sup>2</sup>	TERRAZA DE	0.00m <sup>2</sup>
PORCHOS 2	10.76m <sup>2</sup>	CANAL DE MANGU. DE	0.00m <sup>2</sup>
PORCHOS 3	4.40m <sup>2</sup>		
BAÑO 1	8.14m <sup>2</sup>	TOTAL SUPERFICIE ÚTIL P1	29.86m <sup>2</sup>
BAÑO 2	7.94m <sup>2</sup>	TOTAL SUP. CONSTRUIDA P1	26.10m <sup>2</sup>
PORCHOS (TOTAL)	3.28m <sup>2</sup>		
TOTAL SUPERFICIE ÚTIL PB	106.47m <sup>2</sup>	TOTAL SUPERFICIE ÚTIL	129.80m <sup>2</sup>
TOTAL SUP. CONSTRUIDA PB	113.06m <sup>2</sup>	TOTAL SUPERFICIE CONSTRUIDA	150.18m <sup>2</sup>
		TOTAL PLANTAS	129.80m <sup>2</sup>







***"OUR EXPERIENCE IS YOUR GUARANTEE"***