



## Villa for sale in Orihuela

599,000 €

Reference: AC13485 Bedrooms: 3 Bathrooms: 3





## Costa Blanca South, Torre de la Horadada

We are pleased to present this exclusive modern-style villa with its own plot and private saltwater pool, located in the sought-after and attractive area of Torre de la Horadada. This stylish villa consists of 3 bedrooms / 3 bathrooms, a living room, and a kitchen in an open-plan layout with direct access to the private pool and the large, sunny patio. The patio offers plenty of space for outdoor furniture, a lounge area, and sun loungers for a relaxing lifestyle. On the ground floor, there is a spacious living room/kitchen, a bedroom with good built-in storage, and a bathroom with a shower. The kitchen is equipped with Siemens appliances, including a built-in microwave in the oven, a coffee machine, and a dining area for 6 people. Upstairs, there are two bedrooms with excellent built-in storage. The master bedroom has an en-suite bathroom with a shower and access to a lovely sun-drenched terrace. There is also a second bathroom with a shower on this floor. One more floor up, you'll find the beautiful and spacious rooftop terrace, where an outdoor kitchen can easily be built for enjoying many pleasant dinners with family and friends. There is ample space for a lounge corner as well. The home features consistently high-quality finishes and generous natural light in all rooms. The villa is within walking distance to the renowned beaches of Torre de la Horadada, as well as the area's range of shops, restaurants, cafés, pharmacies, and grocery stores. Parking is available either on the plot or conveniently on the street outside. This villa must be seen to be fully appreciated!

**Features:** Integrated AC/heating in all rooms (except bathrooms) with individual room temperature control  
Electric shutters on most windows  
Mosquito screens in all bedrooms and in the living room/kitchen  
Underfloor heating throughout the property  
All bathrooms have towel warmers  
Outdoor lighting around the entire wall with Plejd system, allowing dimmable lighting  
Water softening system for incoming water  
Separate laundry room with Siemens washer and dryer, plus storage space  
Outdoor shower with hot/cold water  
Saltwater pool with automatic refill system for water and salt, includes a jacuzzi section for at least 6 people, and a pool cover is included  
The villa is sold unfurnished with all kitchen appliances included  
Possession according to agreement  
Fiber internet installed  
Year of construction: 2023  
Built area: 124.96 m<sup>2</sup>  
Balcony/Terrace: 10.80 m<sup>2</sup>  
Rooftop terrace: 41.62 m<sup>2</sup>  
Plot size: approx. 221.48 m<sup>2</sup>  
Distance to the sea: approx. 8 minutes  
No community association fees  
Annual property tax: approx. €800