



## Villa for sale in Orihuela

816,000 €

Reference: N8273 Bedrooms: 3 Bathrooms: 3 Plot Size: 1,765m<sup>2</sup> Build Size: 152m<sup>2</sup> Terrace: 155m<sup>2</sup>





## Costa Blanca South, Orihuela Costa

**NEW BUILD VILLA IN LAS FILIPINAS** New Build spectacular luxury villa build over one floor on a plot of 1765m<sup>2</sup>, has a terrace, private solarium, big garden with the pool and off road parking space. The plot has an inclination that allows the house to be located at the top to provide a sensation of spectacular spaciousness and a clear view from all its rooms. This villa has 3 double bedrooms, one of them with an en-suite bathroom and the other 2 with a covered rear terrace. In the common areas we find a full-service bathroom, a toilet, a laundry area and a large living-dining room with an open kitchen. All rooms are oriented towards the front terrace (85m<sup>2</sup>) which has a large 56m<sup>2</sup> infinity pool with two areas, a standard bathing area with a maximum depth of 1.29m<sup>2</sup> and a water area for the little ones in the family. Additionally, the house has been equipped with a 70m<sup>2</sup> solarium in which to enjoy higher views over the plot and to be able to place a Chill Out area in which to enjoy the warm summer nights in a more private space. Finally, at the back we find a second covered terrace ideal for a more secluded dining room. In this area we will also have a parking area with capacity for 5 cars. The design of this villa is based on a Mediterranean and minimalist concept, giving special importance to light due to its large windows and its exterior rooms that perfectly connect the house with its large garden through the extensive terrace and its infinity pool. Regarding the typology of the home, it should be noted that it has been built on a single ground floor to provide greater comfort and greater harmony to its rooms. It is a home that is designed for a family that prioritizes the community and the enjoyment of the areas. Exterior since the entire front of the villa has large windows. The strategic location stands out first for the north orientation of the plot that allows it to have light during much of the day. As for the location, it is located in the Filipinas urbanisation in Orihuela Costa and has all the necessary amenities a few meters away such as pharmacies, shops, restaurants, it is also located less than 20 minutes from the Torrevieja University Hospital, 45 minutes away. From Alicante Airport and less than 1 hour from the city centre of Alicante. It should also be noted that Torrevieja beach is 15 minutes away by car and that around the villa there are the 4 best golf courses in the entire province of Alicante, such as Villamartin Golf, Campoamor Golf, Las Ramblas Golf and the prestigious Las Colinas Golf Course, considered one of the best golf courses in Spain. In short, this property has all the ideal characteristics to be considered an exclusive, comfortable and functional property as well as located in a strategic location.



## Features:

### Features

Near Bus Route  
Private pool  
Key Ready  
Near schools  
Near Commercial Center  
Solarium: Yes  
Near Golf / Golf Resort Property  
Beach: 5000 Meters  
Gated  
Air Conditioning: Pre-Installed  
Location: Coastal  
Double Bedrooms: 3  
garden  
Near Trees  
Number of Parking Spaces: 2

### Energy Rating

B

### CO2 Emission Rating

B