



## Villa for sale in Orihuela

1,199,000 €

Reference: AC12237 Bedrooms: 4 Bathrooms: 4 Plot Size: 507m<sup>2</sup> Build Size: 196m<sup>2</sup>





## Costa Blanca South, Orihuela Costa

We proudly present this impressive villa, built in 2020, now available for sale! Located on a peaceful residential street in Campoamor, this villa offers the perfect combination of modern design and practical comfort. Everything you need is within easy reach.

**Ground Floor:** Bright, airy, and inviting. As you enter the villa, you are greeted by a bright, modern kitchen seamlessly connected to a spacious dining area and cozy TV lounge. Large windows with patio doors open onto the terrace, creating a fluid transition between indoor and outdoor living, filling the space with natural light and a sense of openness. Adjacent to the living room is a practical covered terrace with a stunning view of the pool.

**Bedrooms and Bathrooms:** Space and comfort. The ground floor features a large, spacious bedroom with an ensuite bathroom, as well as another spacious bedroom and a bathroom, both with shower cabins. On the first floor, you will find two additional bedrooms and two bathrooms, one of which is an ensuite, also both with shower cabins. There is access to a large terrace from both the bedroom and the hallway, perfect for relaxation. At the opposite end of the hallway, an exterior staircase leads to a fantastic rooftop terrace with a breathtaking view, where you can enjoy the starry sky and city lights as night falls. Three of the bathrooms have double sinks and are spacious and well-appointed. All bathrooms have electric floor heating. All bedrooms are equipped with large, built-in wardrobes. The house also features an airzone system, providing both cooling and heating, ensuring the perfect temperature in every room.

**Basement and Outdoor Spaces:** Opportunities and enjoyment. The villa has a full basement under the entire house. There is a large laundry room with plenty of storage space. The spacious basement offers ample opportunity to create exactly what you desire—additional bedrooms, a wine cellar, a game room, or whatever you envision. Outside, there are plenty of opportunities to enjoy the sun and the beautiful climate. The garden is tiled with some stone-paved beds featuring small palm trees and a fruitful lemon tree, creating a cozy atmosphere. The pool can be enjoyed all year round, thanks to the pool heating system. There is also parking available on the property.

**Location:** Everything within reach. The location is ideal, with walking distance to the Consum supermarket and the beach in Campoamor. Several restaurants are also within walking distance, and there is easy access to both the N-332 and AP7 motorways.

**Partially Furnished: Ready to Move In.** The house is sold furnished (except for the garden furniture), so you can move right in and start enjoying your new home immediately. This is a unique opportunity for those dreaming of a modern villa with plenty of space both inside and out. Book a viewing today and let this fantastic property inspire you!