









## 4 soverom Villa til salgs i San Miguel de Salinas, Alicante

995.000€

The Los Naranjos Estate is situated at the heart of the charming town of San Miguel de Salinas, known for its tranquility and stunning landscapes. This prestigious property encompasses a palatial residence, boasting a personalized design spanning 470 square meters, meticulously crafted by renowned architects, solidifying its status as one of the region's most sought-after estates. Located just a 15-minute drive from the coastal city of Torreveja and 14 kilometers from the historic city of Orihuela, the estate offers a prime location, combining privacy and accessibility. The regional university hospital in Torreveja is merely 10 kilometers away, ensuring convenience. Furthermore, easy access to the AP-7 highway makes traveling to the Alicante and Murcia airports effortless. The property's entrance presents a private walled plot spanning 10,000 square meters, featuring remote-controlled gate access. Lined with palm trees, the illuminated driveway leads to the primary residence. Adjacent to the main entry lies a structure currently serving as garden equipment and storage (61.50 m<sup>2</sup>). However, it offers the potential for easy conversion into staff quarters or stables, equipped with a restroom, water, and electricity connections. At the elevated section of the asphalt driveway, the primary residence stands adorned with three separate enclosed garages (85.50m<sup>2</sup> each) and a poolside restroom. The expansive 14x6m pool area includes a covered bar space for daytime relaxation or evening entertainment. Entering through the main access adorned with antique doors and marble stairs, the residence welcomes you into a vaulted hall. From here, you access a spacious fully-furnished lounge area equipped with air conditioning, opening onto a large elevated terrace. The kitchen and dining areas, separately designed, also grant access to the same terrace. Additionally, the hall features a guest restroom and an office/library. Stairs lead to two lower levels and two upper levels. The lower right wing comprises a generous games room with a billiard table and TV area, accompanied by a shower-equipped restroom. A separate annex hosts a kitchen, living area, a double bedroom with a dressing room and restroom. This level also houses a well-ventilated laundry area with a sink and ironing section, featuring direct outdoor access. Ascending a few steps, you'll find the estate's administrative office and a sizable storage area. The current owners have implemented a video surveillance system and an alarm in this office.

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|  4 soverom                           |  5 bad         |  475m <sup>2</sup> Bygg størrelse |
|  10.000m <sup>2</sup> Tomtestørrelse |  Vistas al mar |  Pool Own                         |
|  Air-Conditioning                    |  Garden        |  |

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