

## 3 sovrum Villa till salu i Dehesa de Campoamor, Alicante

2.550.000€



Exclusive, luxury villa in the prestigious complex of Las Colinas Golf & Country Resort. Considered a mini paradise, among orange groves, pine forests and hills, with a fabulous 18-hole golf course, and trails for sports and nature enthusiasts.

A unique villa on one level plus basement, built on a plot of more than 1.000m<sup>2</sup>. It has 3 bedrooms, 3 bathrooms and a large open plan living area with access to a fabulous covered terrace with a fireplace. The villa includes many fantastic qualities, like a large infinity salt-water pool, underfloor heating, ducted A/C, Smart Home system, motorised gates, and much more. The basement is a large and open space with a storage area, utility room, and a multipurpose area that can be used as a garage for several cars, or for any other requirement.

The villa presents beautiful panorama views of the golf course, and the fabulous green environment of the surrounding resort.

The key aspects in the design and construction of this home is energy efficiency and sustainability, which is reflected throughout the villa, from the gardens to the structure itself.

Las Colinas Golf Resort lies in a 330-hectare valley, surrounded by Mediterranean forests and protected areas, with a wide variety of hiking and cycling routes, not forgetting the fantastic 18-hole golf course. A natural area of 200,000 m<sup>2</sup> with scenic trails between native vegetation as well as lemon and orange groves, while also being close to the sea, making it the perfect refuge. It offers its own range of services, like a small supermarket, a magnificent Club House, gym, tennis club, cafeterias, restaurants and even a falconry club. A wider range of services is available in the neighbouring towns of Pilar de la Horadada and Orihuela Costa, as well as in the Zenia Boulevard shopping centre, which is 10 minutes away by car. It also has a Beach Club located on the Campoamor beach, only 5 minutes away, and for the exclusive use of its residents. The resort is very well connected by road, making it quick and easy to reach other tourist areas, like Orihuela Costa in 10 minutes, San Pedro del Pinatar in 25 minutes, and Torrevieja in 30 minutes. The motorways also make it possible to reach the airports in Murcia and Alicante in 40 and 50 minutes, respectively.

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|---------------------------------|-------------------------------|--------------------------------|
| 3 sovrum                        | 3 badrum                      | 329m <sup>2</sup> Bygg storlek |
| 1.094m <sup>2</sup> Tomtstorlek | Simbassäng                    | Pool                           |
| Private pool                    | Parking                       | Private parking                |
| Close to sea                    | Close to golf                 | Close to supermarkets          |
| Close to restaurants            | Fitted kitchen                | Fitted bathroom                |
| Air conditioning                | Underfloor heating throughout | Enclosed Plot                  |
| Garden                          | Private terrace               | 24h security system            |
| Electric blinds                 | Reinforced door               | Garden & pool views            |



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