

## 6 soveværelse Villa til salg i Elx/Elche, Alicante

1.250.000€



An exceptional villa is for sale located in a prestigious area of Elche, on the Costa Blanca. This impressive property, with a constructed area of 485 m<sup>2</sup>, is located on a large plot of 4,964 m<sup>2</sup> that includes two independent buildings. The villa is surrounded by a beautiful garden and a private orchard with numerous tropical trees, a glassed-in greenhouse and a large swimming pool for the enjoyment of its residents.

The main building features six bedrooms, two fully equipped kitchens, a spacious living room, a porch and a covered terrace. The second building includes two additional bedrooms, a shared bathroom and a garage with capacity for 2-4 vehicles. In addition, the property features an indoor and enclosed jacuzzi in the garden, which guarantees privacy and comfort for guests.

The villa can accommodate between 18 and 22 people, making it an excellent investment opportunity as a rental property. During the high season, the rental rate reaches €1,000 per night. The existing tourist license can be easily transferred to the new owner, ensuring a smooth process to continue generating income.

The location is unbeatable, just 20 minutes by car from Alicante airport, 15 minutes from the beaches of the Costa Blanca and 5 minutes from a shopping center and several restaurants. The villa is equipped with all the necessary amenities to enjoy a comfortable and pleasant life.

Extras include a summer kitchen, a 290 m<sup>2</sup> ornamental pond, air conditioning, a surveillance system and optional furniture. This property represents an excellent opportunity for those looking for a luxury home in a prime location in Spain.

Climate:

The climate on the Costa Blanca, often considered the best in Europe, makes possible a very sociable and healthy lifestyle, outdoors, marked by complete sports and leisure facilities, with tourist cities, exciting and cosmopolitan, which stand out for the provision of top class services, some of them exclusive, considered true luxury. All of them

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|------------------------------------|----------------|---------------------------------|
| 6 soveværelser                     | 4 badeværelser | 485m <sup>2</sup> Byg størrelse |
| 4.964m <sup>2</sup> Grundstørrelse | Svømmepøl      | Garden                          |
| Garage                             | Alarm System   | Storage room                    |
| Laundry                            | Terrace        | Furnished                       |
| Heating                            | porch          | Puerta Blindada                 |
| Intercom                           | Chimney        | Air conditioner                 |
| 00 Turnkey                         |                |                                 |