

## 5 soveværelse Villa til salg i Ciudad Quesada, Alicante

525.000€



**\*\*Luxury Wheelchair-Accessible Villa with Golf Views for Sale in Spain: 5-Bedroom, 4-Bathroom, and Room for More\*\***This exceptional, wheelchair-accessible villa for sale on the front line of La Marquesa Golf Course, Spain, offers rare luxury with unparalleled accessibility features. Designed with spaciousness and adaptability in mind, this 5-bedroom, 4-bathroom home can become a 6-bedroom, 5-bathroom sanctuary for families, including those with disabled or elderly members. Here's what makes this property unique in Spain's competitive market:

**\*\*Accessibility-Optimized Driveway and Garage for Multi-Generational Living\*\***With an easily accessible driveway from the street and a wide garage, the villa provides a seamless approach for wheelchair users. The large 4.5m x 6m garage can be converted into an additional ground-floor bedroom, increasing versatility for multi-generational households, such as families with elderly relatives or disabled members.- **\*\*Cost Estimate\*\***: €1,800- **\*\*Conversion Scope\*\***: Remove the garage door, install a door and window, and install the interior finish to create a comfortable new bedroom.

**\*\*Ensuite Bathroom Addition for Full Ground-Floor Accessibility\*\***Located beside the garage, a 2.7m x 5m utility room is ready to be transformed into a spacious, accessible ensuite. This addition ensures independence and comfort for any family member with mobility needs.- **\*\*Cost Estimate\*\***: €4,200- **\*\*Scope of Work\*\***: Includes a barrier-free shower, grab bars, and non-slip flooring for optimal accessibility.

**\*\*Exterior Ramps for Easy Movement\*\***With minimal investment, existing exterior steps can be replaced with concrete and tiled ramps, providing unrestricted mobility across the villa's ground floor and outdoor living spaces.- **\*\*Cost Estimate\*\***: €2,000- **\*\*Scope of Work\*\***: Creating smooth, well-designed ramps harmonising with the villa's aesthetic.

**\*\*A Unique 6-Bedroom, 5-Bathroom Accessible Villa with Golf Course Views\*\***After modification, the villa offers 6 bedrooms and 5 bathrooms, ideal for large families or multi-generational living. With a rare wheelchair-accessible design, the villa's 140m<sup>2</sup> ground-floor area ensures free movement, while the exterior amenities include:- **\*\*Private Pool\*\***- **\*\*Three Large Terraces with Panoramic Views\*\***- **\*\*Utility Room\*\***- **\*\*Two Lounges\*\***- **\*\*Pool Room with Shower and Sauna\*\***- **\*\*Significant Property Value Enhancement Potential\*\***Due to the scarcity of accessible properties, this villa represents a prime investment

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| <input checked="" type="checkbox"/> 5 soveværelser                   | <input checked="" type="checkbox"/> 3 badeværelser       | <input checked="" type="checkbox"/> 265m <sup>2</sup> Byg størrelse |
| <input checked="" type="checkbox"/> 670m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Svømmepøl            | <input checked="" type="checkbox"/> Condition - Excellent           |
| <input checked="" type="checkbox"/> South West Facing                | <input checked="" type="checkbox"/> Private Terrace      | <input checked="" type="checkbox"/> Utility Room                    |
| <input checked="" type="checkbox"/> Garage                           | <input checked="" type="checkbox"/> Garden View          | <input checked="" type="checkbox"/> golf views                      |
| <input checked="" type="checkbox"/> Pool View                        | <input checked="" type="checkbox"/> Part Furnished       | <input checked="" type="checkbox"/> Furniture - Negotiable          |
| <input checked="" type="checkbox"/> Close to Golf                    | <input checked="" type="checkbox"/> Fully Fitted Kitchen | <input checked="" type="checkbox"/> Fitted Wardrobes                |
| <input checked="" type="checkbox"/> Private Gardens                  | <input checked="" type="checkbox"/> Air conditioning     | <input checked="" type="checkbox"/> EPC In Process                  |
| <input checked="" type="checkbox"/> Ceiling fans                     | <input checked="" type="checkbox"/> Glazed Terrace       | <input checked="" type="checkbox"/> Off Road Parking                |



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