













## 3 Cuarto Adosado en venta en Orihuela Costa, Alicante







159.900€



Semi-detached Villa in Montegolf VII Residential Complex This charming semi-detached villa is located in the prestigious Montegolf VII Residential Complex, in the Villamartin urbanization, Orihuela Costa With a total constructed area of 155 m<sup>2</sup> and distributed over three levels, this property offers a functional and comfortable layout In the semi-basement, you will find 65 m<sup>2</sup> of constructed space, with 59 m<sup>2</sup> of usable space, ideal for storage or as an entertainment area The ground floor has 58 m<sup>2</sup> constructed and 50 m<sup>2</sup> usable, with a cozy living room and a functional kitchen The upper floor has 30 m<sup>2</sup> constructed and 22 m<sup>2</sup> usable, including a second room built on the east terrace The 11 m<sup>2</sup> solarium and the 60 m<sup>2</sup> porch/garden offer perfect outdoor spaces to enjoy the Mediterranean climate The east/west orientation guarantees excellent natural lighting throughout the day The community fee is €150 before April and €350 normally, with an annual sum of €408 This property is an excellent option for those looking for a comfortable and well-located home in Orihuela Costa Contact us for more information and to schedule a visit Don't miss the opportunity to acquire this magnificent property! **\*\*Location:\*\*** Calle Cuba 14, Conjunto Residencial Montegolf VII, Urb Villamartin, 03189 Orihuela Costa **\*\*General Features:\*\*** Total Built Area: 155 m<sup>2</sup> Total Usable Area: 131 m<sup>2</sup> (basement 59 m<sup>2</sup>, ground floor 50 m<sup>2</sup>, upper floor 22 m<sup>2</sup>) Porch/Garden: 60 m<sup>2</sup> Orientation: East/West **\*\*Distribution:\*\*** Levels: 3 Bedrooms: 3 Bathrooms: 2 Solarium: 11 m<sup>2</sup> **\*\*Additional Details:\*\*** Basement: 65 m<sup>2</sup> built, 59 m<sup>2</sup> usable area Ground Floor: 58 m<sup>2</sup> built, 50 m<sup>2</sup> usable area Upper Floor: 30 m<sup>2</sup> built, 22 m<sup>2</sup> usable area (including a second room built on the east terrace) Porch/Garden: 60 m<sup>2</sup> **\*\*Amenities and Expenses:\*\*** Community: Before April 150€, normal 350€ Total: 408€

-  3 dormitorios
-  155m<sup>2</sup> Tamaño de la parcela
-  Communal Pool
-  Swimming Pool
-  Oven
-  Shutters

-  2 baños
-  Air Conditioning
-  Covered Terrace
-  Fitted Kitchen
-  Patio
-  Sunbeds

-  131m<sup>2</sup> Tamaño de construcción
-  Close to all Amenities
-  Dishwasher
-  Microwave
-  Private Garage
-  Washing Machine