

## 3 slaapkamer Gezinswoning Te koop in 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€

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|---|--|---|
|  3 slaapkamers                    |  2 badkamers      |  131m <sup>2</sup> Bouwgrootte |
|  155m <sup>2</sup> Perceelgrootte |  Air Conditioning |  Close to all Amenities        |
|  Communal Pool                    |  Covered Terrace  |  Dishwasher                    |
|  Swimming Pool                    |  Fitted Kitchen   |  Microwave                     |
|  Oven                             |  Patio            |  Private Garage                |
|  Shutters                         |  Sunbeds          |  Washing Machine               |

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