





















## 2 slaapkamer Villa Te koop in Orihuela Costa, Alicante

279.000€

Imagine waking up every day with the Mediterranean sun shining on your home, in a peaceful setting surrounded by nature and with all the comforts within reach. This beautiful, detached villa, located in the prestigious Las Filipinas residential area in Orihuela Costa, is much more than a house – it's a way of life. Set on a generous plot of over 400 m<sup>2</sup>, the property stands out for its excellent layout and efficient use of space, offering privacy, comfort, and endless possibilities. The house features 114 m<sup>2</sup> built across the ground and upper floors, plus a practical semi-basement of approximately 60 m<sup>2</sup> – ideal as a games room, storage area, gym, or even a self-contained apartment. Its structure rises in the heart of the plot, allowing for surrounding garden areas and terraces. With a ground floor footprint of nearly 87 m<sup>2</sup>, this home is designed for those who appreciate outdoor living, natural light, and the comfort of a serene residential environment. There is a sauna and an open-air shower in the garden. Perfect both as a holiday getaway or a permanent residence, this house combines the peace of a well-established area with proximity to everything you need for daily life. The residential complex also features a communal pool with leisure and barbecue areas. **Area Highlights – Las Filipinas, Orihuela Costa:** Strategically located between Los Dolses, Villamartín, and Campoamor. Surrounded by internationally renowned golf courses such as Villamartín Golf, Las Ramblas, and Campoamor Golf. Just a few minutes' drive from the best beaches of the Costa Blanca. Close to La Zenia Boulevard shopping centre, offering shops, restaurants, and entertainment for the whole family. Quiet and safe residential area, with year-round neighbours. Excellent road connections to Alicante, Torrevieja, and Murcia airport. A unique opportunity to invest in quality of life, in one of the sunniest and most sought-after corners of the southern Costa Blanca.

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|  2 slaapkamers                    |  2 badkamers            |  175m <sup>2</sup> Bouwgrootte |
|  400m <sup>2</sup> Perceelgrootte |  Zwembad                |  Solarium                      |
|  Porch                            |  Communal Swimming Pool |  Home appliances               |
|  Yard                             |  Fireplace              |  Air conditioning              |
|  Furnished                        |  Terrace                |  Basement                      |
|  Reinforced Door                  |  Intercom               |  Storage room                  |

