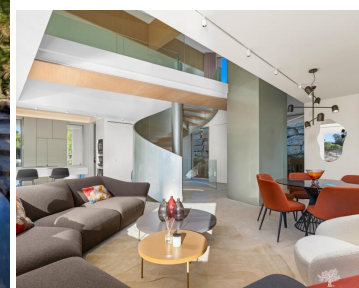
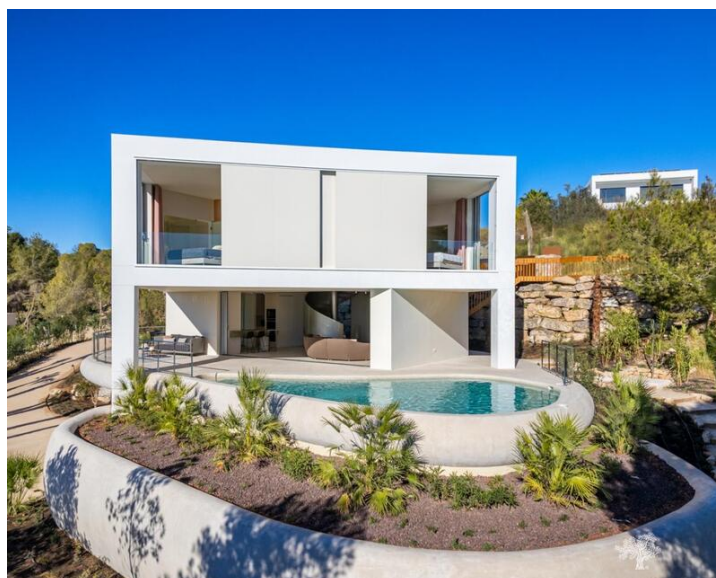


## 3 bedroom Villa for sale in Dehesa de Campoamor, Alicante

2,365,000€



Exclusive, luxury villa in the prestigious complex of Las Colinas Golf & Country Resort. Considered a mini paradise, among orange groves, pine forests and hills, with a fabulous 18-hole golf course, and trails for sports and nature enthusiasts.

A unique villa with a contemporary design that perfectly combines curved shapes with straight lines, creating very bright and functional spaces, with great aesthetic beauty. The villa is distributed over two floors plus a basement/garage, and is built on a 1.254m<sup>2</sup> plot. The ground floor presents an open plan living area, where the lounge, kitchen and dining area are combined into a large space. There is also a guest toilet on this floor. The 3 bedrooms are on the first floor, all with a private bathroom, and beautiful panorama views.

The basement is a large and open space with a storage area, utility room, and a multipurpose area that can be used as a garage for several cars, or for any other requirement.

The key aspects in the design and construction of this home is energy efficiency and sustainability, which is reflected throughout the villa, from the gardens to the structure itself.

Las Colinas Golf Resort lies in a 330-hectare valley, surrounded by Mediterranean forests and protected areas, with a wide variety of hiking and cycling routes, not forgetting the fantastic 18-hole golf course. A natural area of 200,000 m<sup>2</sup> with scenic trails between native vegetation as well as lemon and orange groves, while also being close to the sea, making it the perfect refuge. It offers its own range of services, like a small supermarket, a magnificent Club House, gym, tennis club, cafeterias, restaurants and even a falconry club. A wider range of services is available in the neighbouring towns of Pilar de la Horadada and Orihuela Costa, as well as in the Zenia Boulevard shopping centre, which is 10 minutes away by car. It also has a Beach Club located on the Campoamor beach, only 5 minutes away, and for the exclusive use of its residents. The resort is very well connected by road, making it quick and easy to reach other tourist areas, like Orihuela Costa in 10 minutes, San Pedro del Pinatar in 25 minutes, and Torrevieja in 30 minutes. The motorways also make it possible to reach the airports in Murcia and Alicante in 40 and 50 minutes, respectively.

- |                               |                               |                              |
|-------------------------------|-------------------------------|------------------------------|
| 3 bedrooms                    | 4 bathrooms                   | 332m <sup>2</sup> Build size |
| 1,254m <sup>2</sup> Plot size | Swimming Pool                 | Pool                         |
| Private pool                  | Parking                       | Private parking              |
| Close to sea                  | Close to golf                 | Close to supermarkets        |
| Close to restaurants          | Fitted kitchen                | Fitted bathroom              |
| Air conditioning              | Underfloor heating throughout | Enclosed Plot                |
| Garden                        | Private terrace               | 24h security system          |
| Electric blinds               | Reinforced door               | Garden & pool views          |



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