





## 2 bedroom Villa for sale in Orihuela Costa, Alicante

245,000€



This villa located in the La Florida area, Orihuela Costa, is a charming property that stands out both for its recent renovations and for its large and well-used outdoor space. With a constructed area of 67 m<sup>2</sup> on the ground floor, on a 195 m<sup>2</sup> plot, and just 2.5 km from the beach, this home is ideal for those looking for comfort and functionality in a quiet and well-connected environment. The south-facing property has two double bedrooms, originally four, since on the ground floor a comprehensive reform was carried out that unified two of the rooms to create a larger and more comfortable space. In addition, the kitchen on this floor has been completely renovated, with modern furniture and new appliances, which adds value and practicality to the home. On the upper floor, the villa has an independent apartment of 34 m<sup>2</sup> that includes a kitchen-living room, two additional bedrooms and a bathroom. This space, although not registered in the original deed, has a certificate of antiquity that provides legal security regarding its construction. This apartment is ideal for entertaining, renting out or as an additional space for the family, significantly increasing the versatility of the property. One of the highlights of this villa is its extensive 190 m<sup>2</sup> garden, divided into several rooms that allow you to enjoy the outdoors in different ways. The garden includes a well-kept green area, perfect for relaxing or enjoying the natural surroundings, a barbecue area ideal for social gatherings, and a storage room that offers additional storage space. In addition, the property has parking within the plot, with enough space to park a car comfortably, which is a considerable advantage in a residential area. The villa is connected to all essential services, including city gas, which facilitates the efficient use of the kitchen and water heating. In addition, it has a series of extras that improve the quality of life, such as air conditioning to maintain a pleasant environment throughout the year, a burglar alarm for added security, built-in wardrobes that optimize storage space, and a balcony with unobstructed views that allows you to enjoy the breeze and luminosity offered by the south orientation. The property is sold furnished, making it easy to move in and allowing you to enjoy the home from day one. It also includes a gallery that can be used as a laundry room or for additional storage, as well as a solarium that offers additional space for sunbathing or simply relaxing outdoors. Located in a privileged area of Orihuela Costa, the house

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|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  2 bedrooms                  |  2 bathrooms |  60m <sup>2</sup> Build size |
|  195m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Patio                                                       | <input checked="" type="checkbox"/> Garden                                                                        |
| <input checked="" type="checkbox"/> Near bus route                                                             | <input checked="" type="checkbox"/> BBQ                                                         | <input checked="" type="checkbox"/> Near Golf / Golf Resort Property                                              |
| <input checked="" type="checkbox"/> Near Schools                                                               | <input checked="" type="checkbox"/> Near Trees                                                  | <input checked="" type="checkbox"/> Near Commercial Center                                                        |
| <input checked="" type="checkbox"/> Double Bedrooms: 2                                                         | <input checked="" type="checkbox"/> Location: Coastal, Urbanisation                             | <input checked="" type="checkbox"/> Solarium: Yes                                                                 |
| <input checked="" type="checkbox"/> Near Childrens Parks                                                       | <input checked="" type="checkbox"/> Air Conditioning: Yes                                       | <input checked="" type="checkbox"/> Has Main Electric                                                             |
| <input checked="" type="checkbox"/> Beach: 1500 Meters                                                         | <input checked="" type="checkbox"/> X                                                           | <input checked="" type="checkbox"/> Fully Furnished                                                               |