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**1,100,000€**



Exclusive modern 3 bedroom detached villa situated within walking distance to the golf course & the Club House and also offering all services such as restaurants, bars, Gym, SPA and supermarket. These luxury designed villas adapt well to the natural environment and surroundings. Each villa is built all on one level with the optional extra of a solarium and all have spacious plots with a large private swimming pool and off road private parking for two cars. The property boasts 3 double bedrooms 2 bathrooms with an extra guest WC. The bedrooms come with fully fitted wardrobes with LED lights and the Master bedroom includes its own walk-in wardrobe for that added touch of luxury. The large lounge and open plan kitchen area creates a light and bright space from the high ceilings and the use of the terrace windows. The entrance hall has a beautiful stone wall feature leading you on to the bedroom areas. Kitchen and bathrooms are finished with the highest qualities from Porcelanosa including top of the range electrical appliances in the kitchen and under floor heating in the bathrooms, Schüko aluminium carpentry for doors and windows and centralised air conditioning including Air-Zone which allows you to have a different temperature in every room. Also included is a Domotica / Smart Home system to control the main functions such as lights, air conditioning and exterior shutters. The large terrace area overlooking the private swimming pool is accessed via the lounge and the master bedroom, here you have stunning views of the green areas and nature of the community. The resort offers a world class 18-hole golf course, surrounded by a beautiful natural environment, and is very close to the fabulous Blue Flag beaches of the Orihuela Costa. The central area of the resort contains a Country Club with bars and restaurants, a tennis club, a gym, a supermarket and all the necessary daily amenities. The residents of Las Colinas have access to the exclusive Beach Club on the Campoamor beach. The resort is ideally located between the airports of Murcia and Alicante, which are only 40-55 minutes away.

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|---|--|---|
|  3 bedrooms                       |  3 bathrooms                |  176m <sup>2</sup> Build size                |
|  735m <sup>2</sup> Plot size      |  Swimming Pool              |  Large Plot                                  |
|  Landscaped Private Garden        |  Close to medical centre    |  On golf resort                              |
|  Close To Town And Amenities      |  Close to schools           |  Security Surveillance                       |
|  Covered Seating Area             |  Garage                     |  Blinds                                      |
|  Close to shops, restaurants, ... |  Community fees             |  Walking distance to shops, restaurants, ... |
|  Gated community                  |  Walk-in Shower             |  Fitted Wardrobes                            |
|  Bars And Restaurants             |  Close to sports facilities |  Double Glazing                              |



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