





## 2 bedroom Villa for sale in Torrevieja, Alicante

649,000€



Exclusive Villa in Los Balcones, Torrevieja: Comfort, Elegance, and Prime Location Discover this magnificent villa located in the prestigious Los Balcones area of Torrevieja. With a built area of 127 m<sup>2</sup> and set on a 412 m<sup>2</sup> plot, this property offers modern design, spacious living areas, and a wide range of features to enjoy the Mediterranean lifestyle to the fullest. Main Features: Interiors: 2 spacious double bedrooms and 2 full bathrooms, plus a guest toilet, designed for family comfort. Fully equipped kitchen with high-quality finishes and a stunning marble-granite countertop and island. Elegant white lacquered interior carpentry, porcelain tile flooring, and aluminium-climalit exterior carpentry for exceptional thermal and acoustic insulation. South-facing orientation, ensuring abundant natural light throughout the day. Exteriors: A 40 m<sup>2</sup> terrace on the second floor, perfect for outdoor relaxation and offering views of the beautiful Torrevieja salt lakes. Private garden with an automatic irrigation system, a swimming pool, and a barbecue area for memorable gatherings. Parking space for two vehicles within the plot for added convenience. Luxury Extras: Central air conditioning with hot/cold pump and heating. State-of-the-art security system with an alarm and reinforced door. Additional features such as a pergola, patio, and storage room for extra space. Integrated music system, creating the perfect ambiance for any occasion. Additional equipment including a water softener, video intercom, and automatic doors. Prime Location: Only 3 km from the beaches of Torrevieja. Close to essential services such as shopping centres, schools, and supermarkets, with Torrevieja Hospital just 1 minute away. Surrounded by green spaces, children's parks, and golf courses. Excellent connectivity to public transport and main access routes. With clear views and a privileged location in a quiet residential area, this villa is the perfect combination of comfort, exclusivity, and functionality. A Unique Opportunity to Live Your Dream on the Costa Blanca! Don't miss out on this property—contact us today for more information or to schedule a visit!

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|--|---|--|
|  2 bedrooms                  |  3 bathrooms |  127m <sup>2</sup> Build size |
|  412m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Private Pool   |
| <input checked="" type="checkbox"/> Patio  | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Near bus route   |
| <input checked="" type="checkbox"/> Laundry room   | <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"/> Near Childrens Parks   |
| <input checked="" type="checkbox"/> Beach: 3000 Meters   | <input checked="" type="checkbox"/> Terrace: 40 Msq.  | <input checked="" type="checkbox"/> Heating: Yes, Air Conditioning: Yes  |
| <input checked="" type="checkbox"/> Has Main Electric  | <input checked="" type="checkbox"/> Useable Build Space: 97 Msq.                                | <input checked="" type="checkbox"/> X  |