





## 2 bedroom Villa for sale in Torrevieja, Alicante

649,000€



Costa Blanca Eiendom presents an exclusive villa located in the prestigious area of Los Balcones, Torrevieja. This property, built on a 412 m<sup>2</sup> plot, has a living area of 127 m<sup>2</sup>, combining modern design with spacious and bright areas that allow you to fully enjoy the Mediterranean lifestyle. The villa offers two large double bedrooms, perfectly designed to maximize comfort and relaxation. In addition, it has two full bathrooms and an additional toilet, all equipped with high-quality materials and a contemporary design that stands out for its functionality and aesthetics. The kitchen is fully equipped, with an elegant marbled granite countertop and a practical central island that provides additional space for cooking and socializing. The white lacquered interior carpentry, porcelain stoneware floors, and aluminum exterior carpentry with double glazing ensure excellent thermal and acoustic insulation, creating a warm and peaceful atmosphere. The villa has a wonderful 40 m<sup>2</sup> terrace on the top floor, perfect for enjoying the outdoors and the stunning views of the Torrevieja salt flats. The private garden, with an automatic irrigation system, offers a large green area for outdoor enjoyment, accompanied by a spectacular private pool, ideal for cooling off on sunny days. In addition, it has a barbecue area, perfect for organizing family gatherings or meeting with friends. Access to the plot includes space to park two vehicles, guaranteeing comfort and security. This villa is equipped with air conditioning, providing a comfortable environment throughout the year. It also has an alarm system that provides greater peace of mind and security for the residents. The built-in wardrobes, storage room, and reinforced front door add functionalities that significantly improve the quality of life in the home. The Los Balcones area is known for its quiet environment and its proximity to all essential services. It has a wide variety of supermarkets, restaurants, schools, and medical centers, making it an ideal location for both permanent residence and vacations. In addition, it is just a few minutes' drive from the beaches of Torrevieja and Orihuela Costa, as well as the University Hospital of Torrevieja, ensuring an excellent quality of life for its residents. This property represents a unique opportunity for those seeking a high-quality residence in a privileged location. The combination of its modern design, outdoor spaces, and excellent features make it an ideal option for those who wish to enjoy a comfortable and stylish life on the Costa

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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"/> Garden   |
| <input checked="" type="checkbox"/> Parking  | <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Barbecue   |
| <input checked="" type="checkbox"/> Balcony  | <input checked="" type="checkbox"/> Heating   | <input checked="" type="checkbox"/> Underfloor heating   |
| <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Alarm   | <input checked="" type="checkbox"/> Storeroom  |
| <input checked="" type="checkbox"/> Furniture  | <input checked="" type="checkbox"/> Ceilings  | <input checked="" type="checkbox"/> Light  |
| <input checked="" type="checkbox"/> Water  | <input checked="" type="checkbox"/> Laundry room  | <input checked="" type="checkbox"/> Appliances   |
| <input checked="" type="checkbox"/> Air-Conditioning   | <input checked="" type="checkbox"/> Independent kitchen   | <input checked="" type="checkbox"/> Security Door  |

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