

## 3 bedroom Villa for sale in La Mata, Alicante

695,000€

Exclusive South-Facing Villa Near La Mata Beach – Prime Location & Stunning Sea Views



Discover this magnificent luxury villa, built in 2018, in one of the most sought-after areas of the southern Costa Blanca. Ideally positioned just a 5-minute walk from La Mata Beach, this stunning home offers a prime coastal location, breathtaking sea views, and sun all day thanks to its perfect south-facing orientation.



Situated within the prestigious El Amanecer I Villas complex, this property is surrounded by pristine beaches, beautiful coastal landscapes, fine dining restaurants, charming cafés, and all essential amenities—ensuring a relaxed and vibrant Mediterranean lifestyle.


This spacious villa features 3 elegantly designed bedrooms with fitted wardrobes and 3 modern bathrooms. The bright open-plan living area seamlessly connects to a stylish fully equipped kitchen, while large windows flood the space with natural light, enhancing the home's warm and inviting atmosphere. Step onto the covered terrace, where you can unwind while overlooking your heated private pool, surrounded by a lush, beautifully landscaped garden—your own piece of paradise.

The upper level offers access to a large terrace from both bedrooms (both with en-suit bathrooms), leading to the expansive rooftop solarium. From here, enjoy unparalleled panoramic sea views, complemented by a BBQ area and outdoor dining space—ideal for relaxing or entertaining while soaking in the Mediterranean breeze.

Designed for maximum comfort and luxury, this villa is equipped with high-tech appliances, ducted air conditioning (hot & cold), underfloor heating, electric shutters & awnings, heated pool and a state-of-the-art alarm system. It also features private covered parking within a secure gated community with access to two streets.

 3 bedrooms  
 300m<sup>2</sup> Plot size

 3 bathrooms  
 Swimming Pool

 125m<sup>2</sup> Build size