

## 5 sovrum Villa till salu i Ciudad Quesada, Alicante

450.000€

**Luxury Wheelchair-Accessible Villa with Golf Views for Sale in Spain: 5-Bedroom, 4-Bathroom, and Room for More**  
This exceptional, wheelchair-accessible villa for sale on the front line of La Marquesa Golf Course, Spain, offers rare luxury with unparalleled accessibility features. Designed with spaciousness and adaptability in mind, this 5-bedroom, 4-bathroom home can become a 6-bedroom, 5-bathroom sanctuary for families, including those with disabled or elderly members. Here's what makes this property unique in Spain's competitive market:

- Accessibility-Optimized Driveway and Garage for Multi-Generational Living**  
With an easily accessible driveway from the street and a wide garage, the villa provides a seamless approach for wheelchair users. The large 4.5m x 6m garage can be converted into an additional ground-floor bedroom, increasing versatility for multi-generational households, such as families with elderly relatives or disabled members.  
- **Cost Estimate**: €1,800- **Conversion Scope**: Remove the garage door, install a door and window, and install the interior finish to create a comfortable new bedroom.
- Ensuite Bathroom Addition for Full Ground-Floor Accessibility**  
Located beside the garage, a 2.7m x 5m utility room is ready to be transformed into a spacious, accessible ensuite. This addition ensures independence and comfort for any family member with mobility needs.  
- **Cost Estimate**: €4,200- **Scope of Work**: Includes a barrier-free shower, grab bars, and non-slip flooring for optimal accessibility.
- Exterior Ramps for Easy Movement**  
With minimal investment, existing exterior steps can be replaced with concrete and tiled ramps, providing unrestricted mobility across the villa's ground floor and outdoor living spaces.  
- **Cost Estimate**: €2,000- **Scope of Work**: Creating smooth, well-designed ramps harmonising with the villa's aesthetic.

**A Unique 6-Bedroom, 5-Bathroom Accessible Villa with Golf Course Views**  
After modification, the villa offers 6 bedrooms and 5 bathrooms, ideal for large families or multi-generational living. With a rare wheelchair-accessible design, the villa's 140m<sup>2</sup> ground-floor area ensures free movement, while the exterior amenities include:

- Private Pool**
- Three Large Terraces with Panoramic Views**
- Utility Room**
- Two Lounges**
- Pool Room with Shower and Sauna**

**Significant Property Value Enhancement Potential**  
Due to the scarcity of accessible properties, this villa represents a prime investment

🛏 5 sovrum

🛏 3 badrum

🏠 265m<sup>2</sup> Bygg storlek

📏 670m<sup>2</sup> Tomtstorlek