





## 3 sovrum Villa till salu i Orihuela Costa, Alicante

297.000€



Brand-new for 2025, we're pleased to promote these lovely modern 3-bedroom 2-bathroom villas in the heart of the ever-popular Villamartin in Orihuela Costa. LOCATION Villamartin Plaza: 3 min Villamartin Golf: 3 min Playa Flamenca (nearest beach): 9 min La Zenia Shopping Boulevard: 9 min AP7 Motorway: 9 min Alicante Airport: 42 min Murcia Airport: 43 min THE VILLA This charming complex of only 25 homes is almost delivered, with a handful of completed homes ready to move into now - most with AC kitchen appliances fitted. Open-plan living area with fully-fitted kitchen and all white goods incl. Full-height patio windows spill out on to sun terrace from lounge Two bedrooms next to downstairs shower room WC First floor bedroom with private sun terrace All bedrooms with fitted wardrobes LED installed both inside and out Armoured main door alarm system Electric blinds in all rooms (exc. bathrooms) Advanced home automation system for shutters, lights etc. Gated communal space with large swimming pool and sunbathing areas These wonderful new homes are now key-ready. Details listed below are for southeast-facing villas #14 #15 Villa #13 overlooks the communal pool area and is priced €305,000 Villa #20 is identical but with a slightly larger plot (160m<sup>2</sup>) and is priced €317,000 Villa #10 has a slightly different layout, a private pool and off-street parking, priced at €359,000 Developer-supplied images are from the show-house which has a pool - the remaining villas do not THE AREA Villamartin is very popular with tourists permanent resident alike, with most of the population consisting of Western Europe expats. The area is home to El Limonar International School, an international school that teaches in both Spanish and English. The construction of Villamartin started in 1972 and is now features numerous family-friendly attractions, from golf to watersports and go-cart tracks. Villamartin Plaza The major attraction for both domestic and non-domestic tourism is the climate, as Villamartin has some 300 days of sunshine and a 20°C average annual temperature, as well as the number of large beaches located in the area which were awarded the European Blue Flag for cleanliness, safety and the provision of facilities for the whole family. The area has two championship golf courses; Campo de Golf Villamartin, which was home to the 1994 Mediterranean Open, and Campo de Golf Las Ramblas. There are also a number of other courses in the near surrounding area. The urbanisation of Villamartin is known for its

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|  3 sovrum                      |  2 badrum |  94m <sup>2</sup> Bygg storlek |
|  150m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Roof Terrace   | <input checked="" type="checkbox"/> Restaurants   |
| <input checked="" type="checkbox"/> Equipped kitchen   | <input checked="" type="checkbox"/> Ensuite  | <input checked="" type="checkbox"/> Double glazing  |
| <input checked="" type="checkbox"/> Electric Shutters  | <input checked="" type="checkbox"/> dishwasher   | <input checked="" type="checkbox"/> Communal garden   |
| <input checked="" type="checkbox"/> Communal Pool  | <input checked="" type="checkbox"/> Close to Shops   | <input checked="" type="checkbox"/> Close to schools  |
| <input checked="" type="checkbox"/> Close to golf resort   | <input checked="" type="checkbox"/> Close to Beach   | <input checked="" type="checkbox"/> built in wardrobes  |
| <input checked="" type="checkbox"/> Reinforced Door  | <input checked="" type="checkbox"/> Refrigerator   | <input checked="" type="checkbox"/> Oven  |
| <input checked="" type="checkbox"/> Microwave  | <input checked="" type="checkbox"/> Key Ready  | <input checked="" type="checkbox"/> Fully equipped kitchen  |



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