



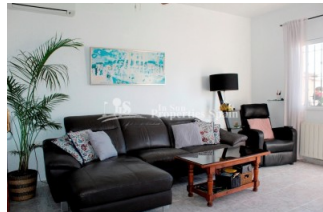
REF: # 12969

ORIHUELA COSTA (BLUE LAGOON )



#### INFO

PRIS:	225.000 €
BOLIG TYPE:	Villa
STED:	Orihuela Costa (Blue Lagoon )
SOVEROM:	3
Bad:	2
BOAREAL ( m2 ):	103
TOMT ( m2 ):	202
Terrasse ( m2 ):	70
ÅR:	1999
ETASJER:	-
MELDING	-




#### BESKRIVELSE

Wonderful Detached Villa with Studio Flat and Sea Views – Blue Lagoon, San Miguel de Salinas. This charming 103 m<sup>2</sup> villa, set on a 200 m<sup>2</sup> plot, is ideally located in the sought-after Blue Lagoon area. It features 3 bedrooms, 2 bathrooms, a private 12 m<sup>2</sup> pool, and multiple sunny terraces offering beautiful views. The ground floor comprises two double bedrooms, a renovated bathroom, a fully equipped open-plan kitchen, a spacious living and dining area, and a storage room. An external staircase leads to the first floor, where you'll find a separate studio flat with its own bedroom, shower room, kitchenette, and lounge opening onto a large terrace with BBQ — perfect for guests or rental use. The second floor boasts a generous solarium fitted with a solar panel for hot water and spectacular sea and salt lake views. The property enjoys a quiet, sunny location within walking distance to supermarkets (Mercadona and Aldi), restaurants, bars, the new public pool, Green Lands, Minigolf, El Limonar International School, and the popular Villamartín Plaza and La Fuente Commercial Centre. Orihuela Costa's

beautiful beaches are just 4 km away, while Zenia Boulevard with over 150 shops and restaurants is only a short drive. Additional features include an electric entrance gate, laundry room, fly screens throughout, 4 air conditioning units, gas central heating, and furniture included, making it ready to move into. Surrounded by prestigious golf courses such as Real Club de Campoamor, Las Ramblas, Villamartín and Las Colinas, this property is perfect for year-round living or as a high-rental-potential investment. Alicante and Corvera airports are both around a 45-minute drive.



<b>STIL</b> <ul style="list-style-type: none"> <li>Mediterranean</li> </ul>	<b>UTSIKT</b> <ul style="list-style-type: none"> <li>Panorama</li> <li>Sjø utsikt</li> </ul>	<b>AIRCONDITION</b> <ul style="list-style-type: none"> <li>Stue</li> <li>Kjøkken</li> <li>Soverom</li> </ul>	<b>DISTANSE TIL :</b> <div>Strand : 6 Km</div> <div>Flyplass: 60 Km</div> <div>Sentrum : 2 Km</div>
<b>ORIENTERING</b> <div>South East West</div>	<b>MØBLER</b> <ul style="list-style-type: none"> <li>Furnished</li> </ul>	<b>PARKERING NR BILER</b> <div>: 1</div>	<b>SKATT</b> <div>Comunity : 132 €</div> <div>I.B.I : 351 €</div>
<b>HOVED BOLIG</b> <ul style="list-style-type: none"> <li>Lagerrom</li> </ul>	<b>FLOARING</b> <ul style="list-style-type: none"> <li>Fliser</li> </ul>	<b>KJØKKEN</b> <ul style="list-style-type: none"> <li>Åpent kjøkken</li> <li>Hvitevarer</li> </ul>	<b>HAGE TERASSER</b> <ul style="list-style-type: none"> <li>Ooverbygd terrasse</li> <li>Åpen terrasse</li> <li>Utebelysning</li> <li>Automatisk vanningsystem</li> <li>Frukt trær</li> <li>Opparbeidet hage</li> <li>Inngjerdet</li> <li>Stein murer</li> <li>Elektrisk port</li> <li>Barbeque</li> <li>Privat hage</li> </ul>
<b>OPPVARMING</b> <ul style="list-style-type: none"> <li>Sentral gas oppvarming</li> <li>Radiatorer</li> </ul>	<b>EXTRA</b> <ul style="list-style-type: none"> <li>Innebygde garderober</li> <li>Sikkerhets dør</li> <li>Vinduer med dobbelt glass</li> <li>Sattelit TV</li> <li>Lager rom</li> <li>Internet</li> </ul>	<b>ENERGETIC CERTIFIED</b> 	

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