



REF: # 13278

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES)



INFO

PRIS:	699.500 €
BOLIG TYPE:	Villa
STED:	Orihuela Costa (Villamartin Los Dolses)
SOVEROM:	4
Bad:	3
BOAREAL (m2):	165
TOMT (m2):	374
Terrasse (m2):	18
ÅR:	2001
ETASJER:	-
MELDING	-




BESKRIVELSE

This exceptional 165 m² Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with a gas fireplace, a modern open-plan kitchen installed in 2022, four generous bedrooms, two bathrooms, and a guest toilet. From the main living area, there is access to a 14.5 m² terrace with electric awnings, ideal for outdoor relaxation. The 13 m² first-floor solarium offers additional private space to enjoy the sun. The immaculate outdoor kitchen includes a large BBQ, two sinks with hot and cold water, and a wine storage area — perfect for entertaining. Additional features include central heating with radiators in every room, two air conditioning units, a 28 m² garage, and fiber internet. The villa is sold fully furnished with high-quality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m² southwest-facing plot, the exterior

boasts an 8 × 4 m private pool, outdoor shower, pergola with awnings, and a beautifully maintained low-maintenance garden with a blend of tiling and plants. Los Dolses is a highly desirable area, offering walking distance to four commercial centers with shops, supermarkets, pharmacies, banks, and a variety of restaurants and bars. The villa is just 3 km from stunning sandy beaches, and only a 5–10 minute drive to four top golf courses: Villamartín, Las Ramblas, Campoamor, and Las Colinas. The Zenia Boulevard Shopping Centre, the largest on the coast, is just three minutes away. Torrevieja is 8 km, while Alicante Airport is 45 minutes and Murcia–Corvera Airport is 40 minutes by car.



STIL <ul style="list-style-type: none"> • Modern • Mediterranean 	UTSIKT <ul style="list-style-type: none"> • Panorama 	AIRCONDITION <ul style="list-style-type: none"> • Stue • Soverom 	DISTANSE TIL : <div>Strand : 2 Km</div> <div>Flyplass: 60 Km</div> <div>Sentrum : 1 Km</div>
ORIENTERING <div>South west</div>	MØBLER <ul style="list-style-type: none"> • Furnished 	PARKERING NR BILER <div>Garasje nr biler : 1</div> <div>: 1</div>	SKATT <div>Comunity : 550 €</div> <div>I.B.I : 555 €</div>
HOVED BOLIG <ul style="list-style-type: none"> • Lagerrom • Bad on suite 	FLOORING <ul style="list-style-type: none"> • Fliser • Marmor 	KJØKKEN <ul style="list-style-type: none"> • Åpent kjøkken • Hvitevarer • Granit benkeplate 	HAGE TERASSER <ul style="list-style-type: none"> • Ooverbygd terrasse • Åpen terrasse • Utebelysning • Automatisk vanningsystem • Palme trær • Opparbeidet hage • Inngjerdet • Stein murer • Elektrisk port • Ute kjøkken • Barbeque • Privat hage • Felles hage
OPPVARMING <ul style="list-style-type: none"> • Sentral gas oppvarming • Radiatorer 	EXTRA <ul style="list-style-type: none"> • Innebygde garderober • Alarm • Sikkerhets dør • Vinduer med dobbelt glass • Lager rom • Internet 	ENERGETIC CERTIFIED 	

"OUR EXPERIENCE IS YOUR GUARANTEE"