



**Property type :** Detached Villa  
**Location :** Orihuela Costa  
**Area :** Los Balcones  
**Bedrooms :** 4  
**Bathrooms :** 6  
**Year built :** 2024  
**Energy certificate :** A

**Swimming pool :** private  
**Garden :** Private  
**Orientation :** Southeast  
**Views :** Street  
**Parking :** Garage

**House area :** 225 m<sup>2</sup>  
**Plot area :** 805 m<sup>2</sup>  
**Airport :** 60 km  
**Beach :** 2 km  
**Golf :** 5 km

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Barbecue              | <input checked="" type="checkbox"/> Not furnished   | <input checked="" type="checkbox"/> White goods            |
| <input checked="" type="checkbox"/> Terrace               | <input checked="" type="checkbox"/> Utility room    | <input checked="" type="checkbox"/> Basement               |
| <input checked="" type="checkbox"/> Garage                | <input checked="" type="checkbox"/> Central heating | <input checked="" type="checkbox"/> balcony                |
| <input checked="" type="checkbox"/> built in ward robes   | <input checked="" type="checkbox"/> reinforced door | <input checked="" type="checkbox"/> dish washer            |
| <input checked="" type="checkbox"/> double glazing        | <input checked="" type="checkbox"/> fast internet   | <input checked="" type="checkbox"/> fenced plot            |
| <input checked="" type="checkbox"/> Artificial grass      | <input checked="" type="checkbox"/> Barbecue area   | <input checked="" type="checkbox"/> Bathroom floor heating |
| <input checked="" type="checkbox"/> Condition - Excellent | <input checked="" type="checkbox"/> Utility Room    | <input checked="" type="checkbox"/> Jardín                 |
| <input checked="" type="checkbox"/> Outdoor Shower        | <input checked="" type="checkbox"/> Parking         |  |

This 4-bedroom, 5-bathroom villa is a remarkable find, boasting a garage and pool on an 805m<sup>2</sup> plot in Los Balcones. The villa features a spacious 51m<sup>2</sup> living room with an open-plan, high-quality kitchen equipped with Bosch appliances and a wine cooler. Although a resale, it rivals new builds as it has been fully renovated with top-tier materials. A key benefit of this resale status is the avoidance of the additional 1.5% tax applicable to new constructions. Surrounding the living room are two large terraces that offer views of the private 11x4m pool and the villa's frontage, complete with a mature garden and towering trees. The terraces are accessible via two sliding doors on either side of the living room. In addition to the four substantial en-suite bedrooms, there is a guest toilet, eliminating the need for visitors to use the bedroom facilities. Comfort is a priority, with underfloor heating installed in all four bathrooms. The property also includes a utility room with a washing machine, boiler, and storage space. One of the villa's most significant advantages is its single-level layout. It features a state-of-the-art AIRZONE air conditioning system, providing hot and cold air throughout the house and allowing for independent temperature control in each room. Natural light floods the villa through high-quality, double-glazed German windows, all fitted with electric blinds. The villa's construction spans 225m<sup>2</sup> and includes an underbuild housing a garage with an electric door, an additional bathroom, a storage room, and a large room with a fireplace, prepped for a kitchen installation. This room, featuring a built-in BBQ, opens directly onto the covered terrace and pool area, which includes a sunny terrace with a solar shower. Vehicle access to the property is via an electric sliding gate, with a separate manual gate for pedestrian entry. The underbuild is currently being completed and will be ready in about 10 days but you can already view this property. This villa is comfortably located near all amenities in a quiet street without traffic. Book you viewing now as this unique property will generate many potential buyers interested.

