



**In Sun  
Properties Spain**  
since 1999

REF: # 6398

ORIHUELA COSTA (LAS COLINAS GOLF CLUB )

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#### INFO

<b>PRIX:</b>	1.399.000 €
<b>Type de propriété:</b>	Villa
<b>EMPLACEMENT:</b>	Orihuela Costa (Las Colinas Golf Club )
<b>CHAMBRES À COUCHER:</b>	4
<b>BA ENFANTS:</b>	4
<b>BUILT:</b>	210 (m2)
<b>PAS:</b>	1.403 (m2)
<b>TERRASSE:</b>	-
<b>A ENFANTS:</b>	
<b>DE PLANTE:</b>	-
<b>MESSAGE</b>	1.120.000 €

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#### DESCRIPTION

Luxurious 4 bedroom villa at LAS COLINAS GOLF & COUNTRY CLUB with 4 bathrooms. With this villa they have taken advantage of the plot and made a convenient under-build with parking area big enough for two cars, bicycles, golf bags and much more as well as a utility room with washing machine and tumble. Furthermore you will find a multi-usage room with wine room underneath the staircase towards the ground floor. We have also full advantage of the privileged location, the hours of sun and light in this area. We have therefore inclined the roof to give the villa extra light and life. The entrance from outside is through the terrace, where you will find the terrace and pool area on your left hand side. Entering the villa you will have 4 bedrooms and 4 bathrooms on the right hand side. Master bedroom with en-suite bathroom and walk-in closet. Guest bedroom 2 and 3 have en-

suite bathroom. The open plan kitchen, dining area and living room enjoys windows towards the terrace which bring in lots of natural light. When cooking, sitting at the dining table or the sofa you will be able to enjoy the views and the light. Entering the terrace area you will find more than 150 m2 of terrace with different areas to enjoy. The main terrace offers almost 100 m2 plus the beach area. The beach area is designed like an infinity pool filling up the real pool below. The floating stairs which are under-lit, lead to the second terrace. The second terrace offers not only space to enjoy the unique weather but also access to the pool and the chill-out area. The chill-out area is integrated into the pool area with a gas fire pit in the middle. This clever use of design and space provides the villa with 3 levels of outdoor space to fully enjoy the days and nights. Throughout the villa we have been looking into details such as; the continuing stone wall from the parking to the terrace, the open glass cabinet in the kitchen, the inclined roof, the massive entrance of natural light, exterior up-lights and much more. This villa integrates the inside and outside to fully enjoy the life on the Costa Blanca. Your terrace and living areas are offered in different levels for different occasions. Inland in Campoamor you will find a place like no other on Costa Blanca; Las Colinas Golf & Country Club. A 330 hectare valley turned into a minor paradise. In between orange trees, pines and hills you will find out what Las Colinas Golf & Country Club is all about. Las Colinas offers some of the most prestigious properties on the southern part of Costa Blanca, an 18 hole championship golf course, that within a few years have won several awards, trekking paths to enjoy the greenery sports facilities and much more. Just 10 minutes drive from Las Colinas Golf & Country Club you will find the popular Shopping Centre Zenia Boulevard.

STYLE	VIEW	CLIMATISATION	DISTANCE :
<ul style="list-style-type: none"> <li>moderne</li> </ul>	<ul style="list-style-type: none"> <li>Panoramico</li> </ul>	<ul style="list-style-type: none"> <li>Central</li> </ul>	Beach : 8 Km aéroport: 40 Km : 5 Km
POSITION	PARKING PAS. CAR	ZONES	ÉTAGE
Sud-Ouest	Garage no. Car : 1 : 2	<ul style="list-style-type: none"> <li>stockage</li> <li>Ou chambre BAIGNADE</li> </ul>	<ul style="list-style-type: none"> <li>Tuiles</li> <li>Stone</li> </ul>
CUISINE	JARD RIVIÈRE ET TERRASSES N	CHAUFFAGE	EXTRA
<ul style="list-style-type: none"> <li>Cuisine</li> <li>Cuisine équipée</li> <li>Granit</li> </ul>	<ul style="list-style-type: none"> <li>Terrasse couverte</li> <li>Terrasse ouverte</li> <li>Paysage</li> <li>murs en pierre</li> <li>Jard RIVER n privée</li> </ul>	<ul style="list-style-type: none"> <li>chauffage au sol</li> </ul>	<ul style="list-style-type: none"> <li>Intégré</li> <li>Alarme</li> <li>Porte de sécurité</li> <li>Double vitrage</li> <li>La surveillance vidéo</li> <li>Stockage</li> <li>Laundry</li> </ul>

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