



**In Sun  
Properties Spain**  
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REF: # 6754

ORIHUELA COSTA (CABO ROIG)

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#### INFO

<b>PRICE:</b>	299.900 €
<b>PROPERTY TYPE:</b>	Villa (Semi detached)
<b>LOCATION:</b>	Orihuela Costa (Cabo Roig)
<b>BEDROOMS:</b>	3
<b>BATHROOMS:</b>	3
<b>BUILD:</b>	119 (m2)
<b>PLOT:</b>	220 (m2)
<b>TERRACE:</b>	-
<b>YEAR:</b>	-
<b>FLOOR:</b>	-
<b>OLD PRICE</b>	345.000 €

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#### DESCRIPTION

Located just 300m from the beach of CALA CAPITAN, CABO ROIG is this stunning link detached Villa (joined only by the garage). The 120m2 property occupies a 220m2 plot with private swimming pool, garage and off street parking. On entering the plot you have a lovely private garden with step to the front terrace offering ample room for the outdoor dining set. This leads into a bright lounge with fireplace, dining area and fitted, fully equipped kitchen. There is one bedrooms and a guest toilet to the ground floor. The first floor offers master bedroom with ensuite and balcony plus a further bedroom and family bathroom suite. The solarium offers sea views and sun all day long. The property is to be sold furnished, there is an alarm and there is AC in every room. If you are looking for a beachside Villa in one of the most sought after locations on the Orihuela Costa then this

is the Villa you have been searching for! La Cala Capitán is a small cove and has held blue flag status since 2003, and has the services of a lifeguard, showers, cleaning the sand, a small wooden beach bar, sun loungers and parasols. The next beach to the north is Cala del Bosque (also called Cala de La Zenia), and the next beach to the south is Cabo Roig Beach. Cabo Roig is without doubt the most sought after residential location on the Costa Blanca, known as the 'Beverley Hills' of the Orihuela Costa. Both sides of every road on the Cabo Roig peninsula are lined with palm trees. Property in Cabo Roig has always been desirable with European buyers due to it being a high end residential area located near the beach, on Spain's south Costa Blanca. Cabo Roig neighbourhood itself is very quiet and private with many secluded properties. Cabo Roig is one of the Costa Blanca's premier beach resorts known for its white, sandy, Blue Flag beaches and its picturesque harbor is one of the finest marinas on this popular coastline. The Cabo Roig 'strip' however has a wide selection of bars, restaurants, clubs and amenities. Closer to the beach, there are many family activities including water sports and scuba diving, with horse-riding, go-karting, tennis and golf nearby. Safari and water parks and cultural attractions are only a short drive away. The recently opened Zenia Boulevard shopping mall is also right on your doorstep. For those who love golf, there are some of Spain's top courses within easy reach. Four of them are located nearby, Villamartin, Las Ramblas, Campoamor and Las Colinas are only ten minutes away with many others, including the 3 famous La Manga courses, just over a half hour drive south down the AP7. Flight access to the area is excellent with two main airports in close proximity. Alicante airport is a 50 minute drive away.

STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
<ul style="list-style-type: none"> <li>Mediterranean</li> </ul>	<ul style="list-style-type: none"> <li>Sea views</li> </ul>	<ul style="list-style-type: none"> <li>Livingroom</li> <li>Kitchen</li> <li>Bedrooms</li> </ul>	Beach : 200 m <hr/> Airport: 50 Km <hr/> Town center : 500 m
ORIENTATION	FURNITURE	PARKING	TAX
South west <hr/>	<ul style="list-style-type: none"> <li>Furnished</li> </ul>	Garage no Cars : 1 <hr/> Parking no Cars: 2	I.B.I : 369 € <hr/>
MAIN LIVING AREA	FLOORING	GARDEN AND TERRACES	HEATING
<ul style="list-style-type: none"> <li>Storage</li> <li>Bathroom en-suite</li> </ul>	<ul style="list-style-type: none"> <li>Tile floors</li> <li>Stone floors</li> </ul>	<ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Exterior lights</li> <li>Stone walls</li> <li>Private garden</li> </ul>	<ul style="list-style-type: none"> <li>Fireplace wood</li> </ul>
EXTRA			
<ul style="list-style-type: none"> <li>Built in wardrobes</li> <li>Alarm</li> <li>Reinforced door</li> <li>Double glazed windows</li> <li>Storage room</li> </ul>			

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