



REF: # 6790

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES )

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#### INFO

<b>PRICE:</b>	279.000 €
<b>PROPERTY TYPE:</b>	Villa
<b>LOCATION:</b>	Orihuela Costa (Villamartin Los Dolse )
<b>BEDROOMS:</b>	3
<b>BATHROOMS:</b>	2
<b>BUILD:</b>	92 (m2)
<b>PLOT:</b>	343 (m2)
<b>TERRACE:</b>	22 (m2)
<b>YEAR:</b>	2002
<b>FLOOR:</b>	-
<b>OLD PRICE</b>	-

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#### DESCRIPTION

A superb detached Villa in the heart of the popular residential Urbanisation of LOS DOLSES, VILLAMARTIN. Built in 2002, this SOUTH WEST FACING Villa of 92m2 distributes over to floors and offers sea views and access to the community swimming pool. On entering the 343m2 plot you have a well maintained garden with several areas perfect for entertaining guests with a BBQ and ample space for sun loungers etc. There is also access to an under build providing plenty of storage. There is then a raised, covered terrace which leads into the Villa. On the ground Ground floor you have a good size lounge with working fireplace, dining area with 4 seat dining set and a fitted kitchen complete with white cabinets, oven, hob, extractor, fridge/freezer and washing machine. There is also one double bedroom with twin beds and a bathroom. To the first floor you have two

further double bedrooms, the master with terrace and the second with Juliet balcony. Both offer sea views. There is also a family bathroom on this floor. The plot offers private parking and the property features an alarm system, AC in the living room and satellite TV. Los Dolses is a popular residential area of Villamartín and offers a wide range of services at both the Rioja Commercial Centre and the popular La Fuente Centre. For over 40 years it has been a golf tourist attraction and as it is expected from a residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartin is also very close to renowned high standard international school El Limonar and La Zenia Boulevard - the newest shopping centre in our area and also the largest one in the Alicante region. At over 160,000m<sup>2</sup> It offers more than 150 shops and services including a huge supermarket Alcampo, Leroy Merlin, Primark, Swarovski, Decathlon, Massimo Dutti, Zara, Stradivarius and much more. There are many commercial centers including the well know Villamartin Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies etc. Villamartin was built round one of the most prestigious golf courses on the Costa Blanca-Villamartín Golf Club- it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses such as Las Ramblas, Campoamor and La Finca. However, it is not only a golfers paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, 3km from some of the best beaches in the region, open weekly markets, cinemas etc. Villamartín is approximately 50 minutes from Alicante International and Murcia Corvera airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

<b>STYLE</b> <ul style="list-style-type: none"> <li>• Modern</li> <li>• Mediterranean</li> </ul>	<b>VIEWS</b> <ul style="list-style-type: none"> <li>• Panoramic views</li> <li>• Sea views</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>• Livingroom</li> <li>• Bedrooms</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 3 Km</div> <div>Airport: 50 Km</div> <div>Town center : 500 m</div>
<b>ORIENTATION</b> <div>South west</div>	<b>FURNITURE</b> <ul style="list-style-type: none"> <li>• Furnished</li> </ul>	<b>PARKING</b> <div>Parking no Cars: 1</div>	<b>TAX</b> <div>I.B.I : 491 €</div>
<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>• Storage</li> </ul>	<b>FLOORING</b> <ul style="list-style-type: none"> <li>• Tile floors</li> <li>• Stone floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>• Equipped kitchen</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>• Open terrace</li> <li>• Landscaped</li> <li>• Stone walls</li> <li>• Private garden</li> <li>• Communal Garden</li> </ul>
<b>HEATING</b> <ul style="list-style-type: none"> <li>• Fireplace wood</li> </ul>	<b>EXTRA</b> <ul style="list-style-type: none"> <li>• Built in wardrobes</li> <li>• Alarm</li> <li>• Storage room</li> </ul>		

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