



**In Sun  
Properties Spain**  
since 1999

REF: # 12710



#### INFO

<b>PRICE:</b>	328.900 €
<b>PROPERTY TYPE:</b>	Villa
<b>LOCATION:</b>	
<b>BEDROOMS:</b>	3
<b>Bathrooms:</b>	2
<b>Build:</b>	90 (m2)
<b>Plot:</b>	182 (m2)
<b>Terrace:</b>	20 (m2)
<b>Year:</b>	-
<b>Floor:</b>	-
<b>Old price</b>	-



#### DESCRIPTION

Modern Elegant New Build Villas in La Herrada, Los Montesinos – in a Serene Setting This lovely villa of 90m2 consists of 3 bedrooms, 2 bathrooms, an open plan Kitchen/lounge/dining, private garden, off road parking and private pool. They have all modern features and amenities, available at an additional cost is a solarium, which that will enhance your property and is ideal for sunbathing or stargazing. With good quality finishes throughout which include; electric blinds to guard sun glass windows, underfloor heating in the bathrooms for added comfort in cooler months and white goods Included, the essential kitchen appliances included, adding convenience and value. Located in the tranquil neighbourhood of La Herrada, Los Montesinos, these new build villas offer a perfect blend of modern living and peaceful surroundings. Each villa in this beautiful development has been thoughtfully designed to maximize comfort and functionality. These villas are situated within easy walking distance of Los Montesinos village, offering quick access to essential services like restaurants, pharmacies, etc. Los Montesinos is a charming and peaceful area located between the famous salt lakes of Torrevieja and La Mata. This natural setting offers a unique and healthy environment, perfect for those seeking a balanced lifestyle. Beaches of Guardamar and Torrevieja: Just an 8 km drive from stunning beaches, where residents can enjoy sunny days and sea views. Golf Courses: Surrounded by prestigious golf courses within a 5 km radius, these villas are a golfer's paradise. Nature Reserves and Outdoor Activities: The nearby nature reserves and lakes provide numerous recreational activities, including bird-watching, cycling, walking trails, and horse riding. Alicante Airport: Conveniently located 29 km away, Alicante Airport provides quick connections to major cities, making travel easy and accessible.

<b>STYLE</b> <ul style="list-style-type: none"><li>• Modern</li><li>• Contemporary</li></ul>	<b>VIEWS</b> <ul style="list-style-type: none"><li>• Panoramic views</li></ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"><li>• Central airconditioning</li></ul>	<b>DISTANCE TO :</b> <div>Beach : +10 Km</div> <div>Airport: 50 Km</div> <div>Town center : 8 Km</div>
<b>PARKING</b> <div>Parking no Cars: 1</div>	<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>• Open kitchen</li><li>• Equipped kitchen</li></ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"><li>• Open terrace</li><li>• Exterior lights</li><li>• Fenced</li><li>• Stone walls</li><li>• Private garden</li></ul>
<b>HEATING</b> <ul style="list-style-type: none"><li>• Floor heating bathrooms</li></ul>	<b>EXTRA</b> <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Reinforced door</li><li>• Double glazed windows</li></ul>		



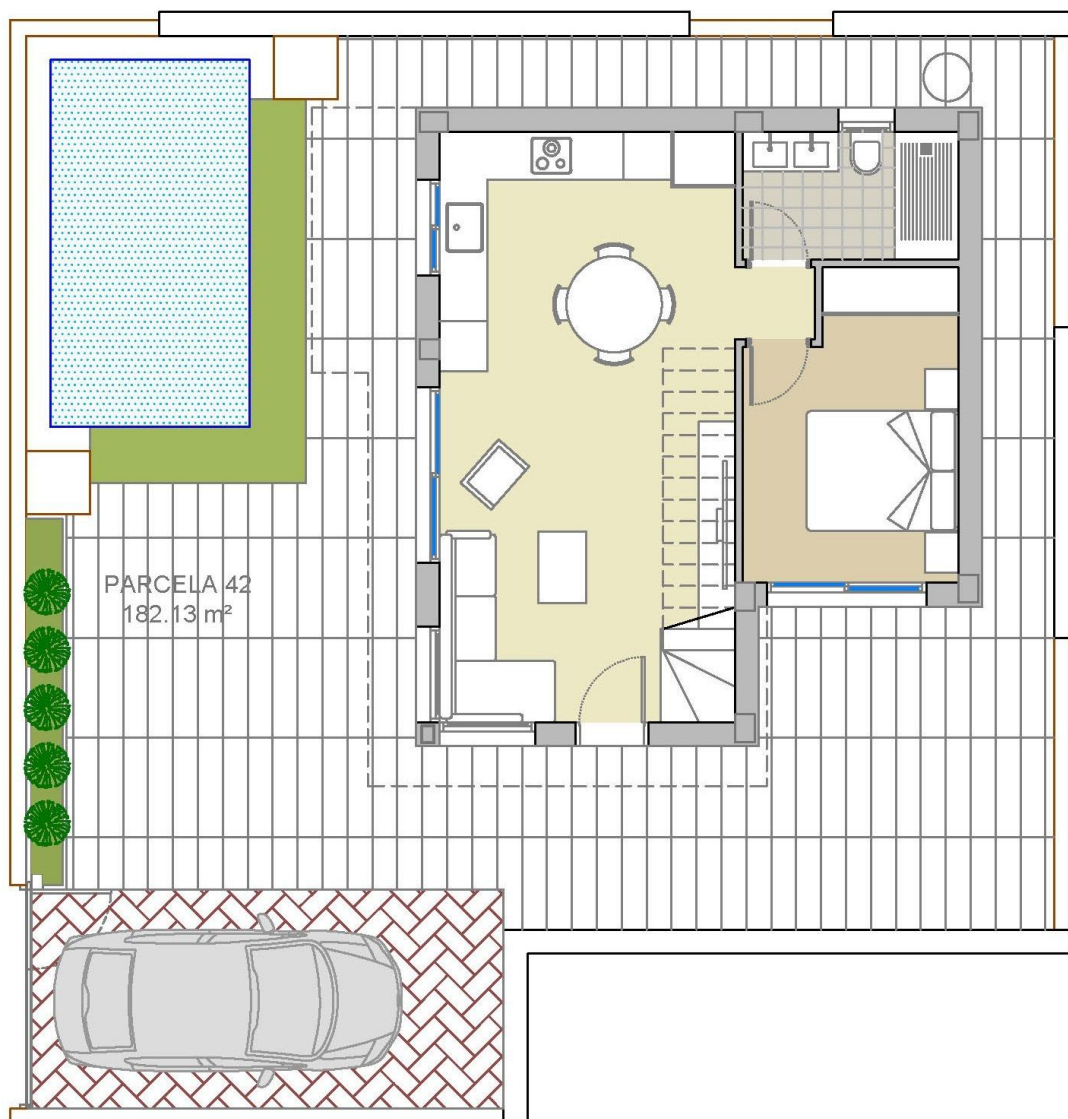




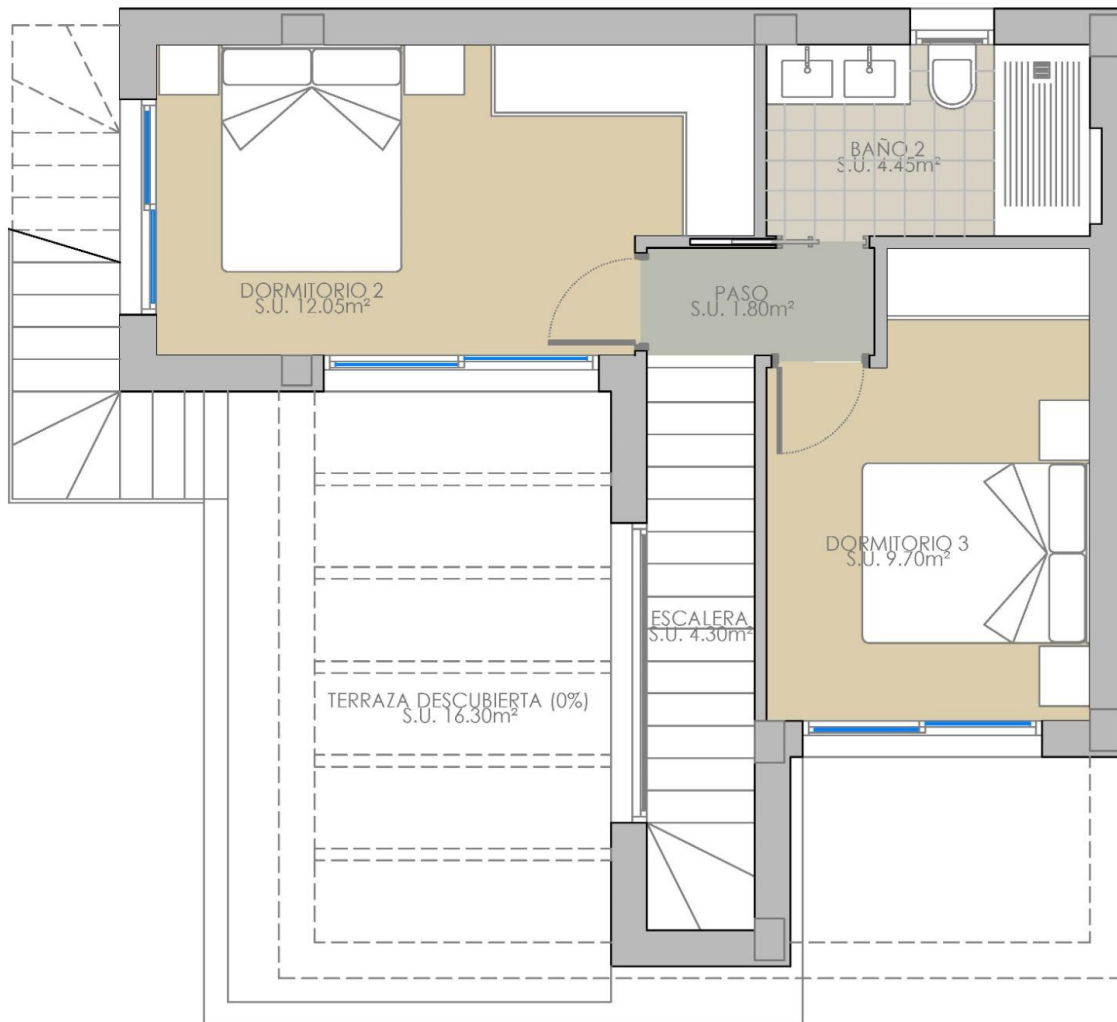








SUPERFICIES CONSTRUIDAS TOTALES	
PLANTA BAJA	
Vivienda cerrada	51,80 m <sup>2</sup>
Porche (50%)	2,00 m <sup>2</sup>
PLANTA PISO	
Vivienda cerrada	36,10 m <sup>2</sup>
Terraza descubierta (0%)	16,30 m <sup>2</sup>
PLANTA CUBIERTA	
Solarium (0%)	36,20 m <sup>2</sup>
TOTAL	89,90 m <sup>2</sup>



PLANTA PISO OPCIÓN 1

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