Sun Team Property

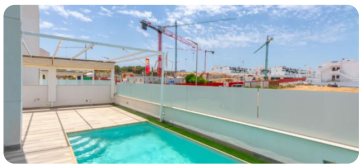
VILLA IN TORREVIEJA

Torrevieja · Č. ref. MLSC9622172

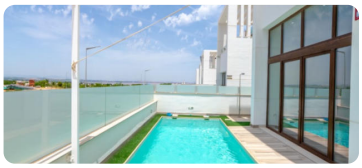
NA PRODEJ

515.000 €



















4 Ložnice

3 Koupelny

149 m² Zastavěná plocha

ÚDAJE O NEMOVITOSTI

Pobřeží	Costa Blanca South
Vzdálenost od moře (vzdušn...	2,8 km

POPIS

Large modern villa in Los Balcones - exclusive residence with plenty of space and beautiful outdoor areasWelcome to this impressive and modern villa in attractive Los Balcones, Torrevieja. Here you get a spacious and complete home with a high standard, beautiful living rooms and several sunny terraces that give the perfect Mediterranean feeling.The villa is distributed over three levels as well as a fantastic roof terrace, and has a total built area of 180 m². The property is located on a private plot where there is plenty of space to enjoy life outdoors all year round. Here you will also find a lovely private swimming pool of 17 m², perfect for cooling baths on hot summer days.

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VILLA IN TORREVIEJA

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POPIS

On the basement floor you will find a large and inviting living room/TV room that provides many uses, either as an extra living room, hobby room or youth section. There is also a spacious bedroom, a beautiful complete bathroom and a practical laundry room with very good storage space for bicycles, golf equipment, sun loungers and other equipment.The main floor of the home has a bright and open living area of 59 m². Here you are welcomed in via a spacious entrance hall that leads on to the elegant living room and the modern kitchen in open solution. Large windows let in plenty of natural light and create an airy atmosphere. On this level you will also find a bedroom, a full bathroom and a separate guest toilet.On the first floor, which amounts to 58 m², is the home's private zone. Here you will find two spacious bedrooms with built-in wardrobes and a stylish bathroom. From the floor there is access to both a balcony and a terrace, where you can enjoy the view and the pleasant climate all year round. From here, the stairs continue up to the impressive roof terrace.The beautiful roof terrace of 30 m² is one of the home's absolute highlights. Here there is plenty of space for both a lounge group, dining table and sun loungers, while you can enjoy the sun throughout the day and the great view of the surrounding area and nearby salt lakes.This is a home that combines modern design, high comfort and functional solutions with attractive outdoor areas. The location in popular Los Balcones provides a short distance to shops, restaurants, golf courses, beaches and the centre of Torrevieja - a perfect combination of quiet residential area and proximity to all amenities.Asking price 515.000€ + about 12% in feesTax : 379,60€Common expenses: 454,55€ x 4 per yearGarbage tax: 180€ per year Los Balcones - one of Torrevieja's most attractive residential areasLos Balcones is a well-established and highly sought-after residential area in the south of Torrevieja, known for its spacious villas, green surroundings and proximity to both nature and city life. The area is idyllically located by the famous salt lakes, which create a healthy and pleasant microclimate all year round.Here you live in a quiet and family-friendly area with a short distance to all daily amenities. In the immediate area you will find supermarkets, restaurants, cafes, pharmacies, banks and Torrevieja's modern university hospital. The area is also popular with golf enthusiasts, with several renowned golf courses within a 15-20 minute drive.Los Balcones has good public transport links by bus to Torrevieja town centre, the beaches and nearby areas, making it easy to get around without a car. The area is served, among other things, by the local bus line between Torrevieja city centre and Los Balcones.For shopping and entertainment, the popular Zenia Boulevard shopping centre is only about 10 minutes' drive away. Here you will find over 150 shops, restaurants, cafes and a wide range of activities for the whole family.The beautiful beaches along Orihuela Costa and Torrevieja, including Punta Prima, Playa de los Náufragos and La Zenia Beach, are only about 10-15 minutes from the residence. Here you can enjoy crystal clear Mediterranean waters, promenades and nice restaurants all year round.Alicante International Airport is about 45 minutes away by car, making the area easily accessible for both permanent residents and holidaymakers.