Sun Team Property

# TOWN HOUSE IN ORIHUELA

Orihuela · Ref. MLSC7878438

TIL SALG

**290.000 €**



















**2** Soveværelser

**2** Badeværelser

**107 m²** Bebygget areal

**D** Energimærke

## BOLIGENS DATA

| | |
|---|---|
| Kyst | Costa Blanca South |
| Afstand til havet (i fugleflugt) | 28 km |

## BESKRIVELSE

For sale: a charming 2-bedroom, 2-bathroom townhouse with an extra study on the rooftop that can be used as a third bedroom. The solarium offers sea views on the horizon, perfect for unwinding at sunset. The property is in the well-established Conjunto Rioja with its communal swimming pool, just a short walk from Villamartin golf course. It is in very good condition and ready to move into, with a newly renewed energy certificate (rating D) and a valid habitation declaration (second occupation).   Layout: The ground floor has a spacious lounge-dining area with an open kitchen, a utility room and a guest WC, with access to both the front and back garden for morning and afternoon sun. Both bedrooms and both bathrooms are on the first floor.

## EGENSKABER

Aircondition · Møbleret · Varme · Hvidevarer · Vaskerum · Pool · Solterrasse · Depotrum

**Sunteam Property** +34 636 16 49 16 WhatsApp 34636164916 info.sunteamproperty@gmail.com

https://sunteamproperty.com/da/propiedad/2042

# TOWN HOUSE IN ORIHUELA

Ref. MLSC7878438 · 290.000 €

## BESKRIVELSE

An interior staircase leads up to the private solarium with the study and lovely views of the sea.   Key facts: Built area: 107.11 m² (usable 90.89 m²) 65 m² garden plus 9.45 m² ground-floor terrace Private solarium with sea views and interior staircase 2 bedrooms, 2 bathrooms, guest WC and study (possible 3rd bedroom) Open-plan kitchen and separate utility room Communal swimming pool Year built: 1998 Energy rating: D (95 kWh/m²·yr · 19 kg $CO_2$/m²·yr)   Living in Villamartin: Conjunto Rioja is in one of the most established and sought-after areas of Orihuela Costa, with everything you need close by. The Rioja and La Fuente commercial centres are a short walk or drive away, with supermarkets, restaurants, pharmacies, banks and cafés, and so is the lively Villamartin Plaza. Golfers have Villamartin, Las Ramblas and Campoamor right on the doorstep. The beaches of Orihuela Costa (Playa Flamenca, La Zenia, Cabo Roig) and La Zenia Boulevard shopping centre are about 10 minutes by car. Medical centres and Torrevieja hospital are nearby, and both Alicante and Murcia airports are around 40–45 minutes away. It works equally well as a permanent home, a holiday retreat or an investment, with over 300 days of sunshine a year. Interested? Contact me directly for more information or to arrange a viewing.

**Sunteam Property** +34 636 16 49 16 WhatsApp 34636164916 info.sunteamproperty@gmail.com