Sun Team Property

# VILLA IN TORREVIEJA

Los Balcones - Los Altos Del Edén, Torrevieja · Ref. MLSC2035805

FOR SALE

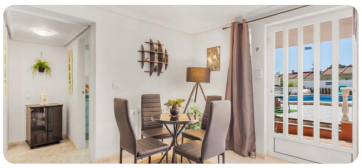
**499.000 €**



















**4** Bedrooms

**3** Bathrooms

**150 m²** Built area

**800 m²** Plot

## PROPERTY DETAILS

| | |
|---|---|
| Coast | Costa Blanca South |
| Parking spaces | 2 |
| Distance to the sea (as the cr... | 1.8 km |

## DESCRIPTION

Los Balcones Urbanization, Torrevieja (Alicante) Looking for an exclusive property on the Costa Blanca with space for the whole family or rental potential? We exclusively present this magnificent detached villa located in Los Balcones, one of the most established, peaceful, and sought-after residential areas of Torrevieja. This property stands out for its large, south-facing plot of 800 m², guaranteeing sunshine all year round, and its layout over two floors with separate entrances, ideal for entertaining guests, accommodating several generations, or generating income through holiday rentals. Main Property Features: Built area: 150 m² distributed over two floors Private plot: 800 m² with a low-maintenance Mediterranean garden and automatic irrigation system.

## FEATURES

Air conditioning · Furnished · Barbecue · Garden · Laundry room · Parking · Patio · Pool · Solarium · Sea views

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# VILLA IN TORREVIEJA

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## DESCRIPTION

Bedrooms: 4 spacious bedrooms (with built-in wardrobes and space for double beds). Bathrooms: 3 modern bathrooms with walk-in showers (one en suite). Kitchens: Two fully equipped, independent kitchens (one per floor). Outdoor areas: Large private swimming pool, sunny terraces, outdoor dining area, awnings, and unobstructed views of the famous Pink Lagoon, where flamingos soar at dawn and dusk. Parking: Entrance with electric gate and private parking for several vehicles within the property. Year built: 1982 (excellent condition and structural soundness). Flexible Layout: Two Homes in One The property features an interior staircase connecting both floors, but also has two separate exterior entrances, offering unique versatility: Ground Floor (Ideal for guests or rental income): Features a bright living-dining room, separate kitchen, three double bedrooms, and two full bathrooms (one en suite). Upper Floor (Main House): Features a very spacious living-dining room with a fireplace for the winter months, a large separate kitchen, one double bedroom, and one bathroom. From this floor, you can access a southeast-facing terrace, the perfect spot for enjoying breakfast while admiring the sun's reflection on the salt lagoon. Los Balcones, Torrevieja: Quality of Life and a Unique Microclimate Living in Los Balcones is not just about acquiring a home; it's about investing in health and well-being. This established residential area stands out for: Torrevieja's Microclimate: Its proximity to the salt flats creates a microclimate unique in Europe, medically recommended for its clean air and average temperatures of 18°C (64°F). Strategic Location: Just 2 km (1.5 mi) from the Torrevieja University Hospital and 1 km (3.5 mi) from top-tier supermarkets (Mercadona, Dialprix), pharmacies, cafes, and restaurants open year-round. Beaches and Leisure: Less than 5-10 minutes by car from the Blue Flag beaches of Punta Prima and Playa de los Náufragos, and the Habaneras Shopping Centre. Golf Paradise: Just minutes from internationally renowned courses such as Villamartín Golf and Las Colinas Golf & Country Club. Connectivity: Only 50 km from Alicante-Elche International Airport (ALC). Due to its premium location, large plot, and the flexibility of its two independent floors, this property represents an exceptional investment opportunity in today's international market. Would you like to schedule a visit (in person or virtual)? Contact us today and don't miss this fantastic opportunity.