Sun Team Property

SEMI DETACHED IN TORREVIEJA

La Veleta, Torrevieja · Ref. MLSC9685122

TIL SALGS

439.000 €



















3 Soverom

3 Bad

123 m² Bebygd areal

53 m² Tomt

BOLIGDATA

Kyst	Costa Blanca South
Avstand til havet (i luftlinje)	924 m

BESKRIVELSE

Modern Semi-Detached Villa with 3 Bedrooms, Private Garden, Large Rooftop Solarium and Communal Pool Areas in Residencial Villa AmaliaWelcome to this modern semi-detached villa in the sought-after Residencial Villa Amalia, located in La Veleta, a peaceful and exclusive area in the south of Torrevieja. Close to the sea, restaurants and shops, this property is ideal as both a permanent residence and a holiday home.The property is situated directly in front of the communal pool area and offers a wonderful combination of indoor and outdoor living, with a private garden, terrace and a spacious rooftop solarium with pergola. It also benefits from numerous upgrades and modern features.Attractive LocationResidencial Villa Amalia is located in a quiet residential area close to the sea.

EGENSKAPER

Klimaanlegg · Garasje · Hage · Parkering · Basseng · Solarium · Bod · Lukket boligområde

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Supermarkets, bars and restaurants are within walking distance, and a beautiful coastal promenade leads towards Torrevieja town centre, with its beaches, seafront and lively atmosphere.There are also green areas, pleasant walking routes and convenient bus connections, with bus stops close to the complex.The PropertyBuilt in 2019 and completed in January 2022, this modern duplex-style villa is distributed over two floors. It is bright and welcoming, with large windows and several upgrades beyond the standard specifications.The property offers:3 bedrooms and 3 bathroomsBright, modern living roomSpacious kitchenPrivate garden of 53.80 m^2Terrace of 10.11 m^2Covered veranda of 10.11 m^2Large rooftop solarium of 49.89 m^2Garage space of 17.26 m^2External storage room of 3.78 m^2The property has a built area of 123.19 m^2 and an internal usable area of 97.78 m^2.Spacious Rooftop SolariumThe impressive rooftop solarium is one of the property's main highlights. It features a pergola with two side screens, an outdoor kitchen with water supply and an outdoor shower. There is also a dedicated electrical connection for a jacuzzi.This generous outdoor space is ideal for sunbathing, entertaining and enjoying the Mediterranean lifestyle throughout the year.Upgrades and FeaturesThe property includes a range of modern features and upgrades:Pergola with two side screensOutdoor kitchen and showerElectrical connection prepared for a jacuzzi1000 Mbps fibre-optic internet and Wi-FiSchneider Electric Wiser Smart Home systemRemotely controlled heating and cooling, separately adjustable on each floorUpgraded Siemens appliancesElectric blindsAutomatic irrigation systemExternal storage room and garage spaceCoded entrance system and alarmThe property is sold with appliances and air conditioning. Furniture is available separately for €10,000.Communal FacilitiesResidencial Villa Amalia offers attractive, well-maintained communal areas, including:Two large swimming pool areasHeated swimming pool with counter-current system, approximately 32°CHeated jacuzziSaunaThe community consists of 57 properties. According to the seller, the community is financially sound, with accumulated reserves, and is positive towards holiday rentals.Price and Running CostsAsking price: €439,000 + purchase costsFor a resale property in the Valencia region, 9% transfer tax (ITP) applies. Additional costs include notary fees, Land Registry fees, new water and electricity contracts, and administrative expenses.Community feesProperty: €123.31 per monthGarage: €3.33 per monthAnnual property tax (IBI)Property: €297.31 per yearGarage: €45.25 per yearEnergy rating: DEnergy consumption: E 100.4CO_2 emissions: D 17.1SummaryA modern and well-equipped semi-detached villa in Residencial Villa Amalia, offering 3 bedrooms, 3 bathrooms, a private garden, several terraces and an impressive rooftop solarium of almost 50 m^2.With its smart home technology, outdoor kitchen, shower, garage and excellent communal facilities, this property combines comfort and outdoor living in an attractive location close to the sea, shops and restaurants, with easy access to Torrevieja town centre.