Sun Team Property

# BUNGALOW IN ORIHUELA COSTA

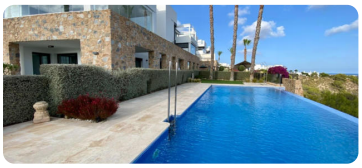
Orihuela Costa, Orihuela · Ref. MLSC533709

TILL SALU

**320.000 €**



















**3** Sovrum

**1** Badrum

**79 m²** Byggd yta

**56 m²** Tomt

## FAKTA OM BOSTADEN

| | |
|---|---|
| Kust | Costa Blanca South |
| Användbar yta | 90 m² |
| Avstånd till stranden | 5 km |
| Avstånd till havet (fågelvägen) | 3,7 km |

## BESKRIVNING

Discover this magnificent single-storey bungalow situated in the prestigious Las Ramblas area of Orihuela Costa – a home that combines spaciousness, comfort and outdoor spaces in a peaceful and privileged setting. The property has an internal floor area of 69 m² and offers a functional and well-designed layout. It comprises 2 bedrooms, as well as an additional room currently used as an office – which would also be perfect as a study, spare bedroom or multi-purpose space – and 1 full bathroom. The main living area consists of a cosy living room with a fully fitted open-plan kitchen, whose open-plan design incorporates a practical central island, creating a modern and comfortable space for everyday living. One of the major attractions of this property is its outdoor spaces.

## EGENSKAPER

Luftkonditionering · Möblerad · Grill · Värme · Innergård · Pool

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## BESKRIVNING

The flat features a glazed porch, which serves as the entrance to the flat, as well as 55 m² of terraces and a magnificent private garden measuring 56 m². It also has a good-sized private storage room, providing valuable additional storage space. Thanks to its south-west facing position, the flat enjoys excellent natural light and makes the most of the afternoon hours in particular. Its unobstructed views over a nature reserve provide a pleasant sense of space, privacy and connection with the surrounding area. In terms of facilities and comfort, the property features air conditioning and a modern aerothermal system with separate ducts for each room and individual controls, as well as underfloor heating in all rooms, ensuring a high level of comfort all year round. The estate rounds off the experience with an attractive communal infinity-style swimming pool, perfect for enjoying the Mediterranean climate. Another particularly practical feature is the provision for parking up to two vehicles. Key features: • 69 m² of living space • 2 bedrooms + additional room/study • 1 full bathroom • Living room with fully fitted open-plan kitchen • Central island • Glazed porch • 55 m² of terraces • 56 m² private garden • Spacious private storage room • South-west facing • Unobstructed views of a nature reserve • Air conditioning • Heat pump system with independent room-by-room control • Underfloor heating • Communal infinity pool • Space to park 2 cars A particularly attractive property for those seeking a modern ground-floor home, with spacious outdoor areas, privacy and excellent amenities, in one of the most sought-after residential areas of Orihuela Costa.