Sun Team Property

VILLA IN ORIHUELA COSTA

Orihuela Costa, Orihuela · Ref. MLSC4495713

TILL SALU

399.900 €



















2 Sovrum

2 Badrum

107 m² Byggd yta

239 m² Tomt

FAKTA OM BOSTADEN

Kust	Costa Blanca South
Avstånd till havet (fågelvägen)	1,1 km

BESKRIVNING

Nestled within the highly desirable residential area of La Florida, Orihuela Costa, this beautifully maintained detached villa offers the perfect combination of traditional Mediterranean charm, privacy, and comfortable single-level living. Set on a generous 238m² plot and enjoying a sought-after south-west orientation, this inviting home is ideal for those seeking a permanent residence, holiday retreat, or investment property in one of the Costa Blanca's most established and convenient locations. From the moment you arrive, the villa exudes warmth and character. A bright glazed conservatory welcomes you into the property, providing a wonderful additional living space that can be enjoyed throughout the year.

EGENSKAPER

Luftkonditionering · Nära stranden · Nära golfbana · Trädgård · Parkering · Pool · Säkerhetsdörr · Solterrass · Förråd

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BESKRIVNING

Whether used as a morning sitting area, reading room, or dining space, it creates a seamless transition between the indoor and outdoor areas. Inside, the property offers a spacious and welcoming lounge centred around a charming wood-burning fireplace, creating a cosy atmosphere during the cooler months. The open-plan kitchen and dining area flow naturally from the living space, making the home both practical and sociable for everyday living and entertaining. The accommodation comprises two generous double bedrooms with fitted wardrobes and two bathrooms, providing comfort and convenience for both owners and guests. An additional multi-purpose room is currently used as a home office but could easily serve as a hobby room, dressing room, storage area, or occasional guest accommodation depending on individual requirements. The true heart of this home lies outdoors. Designed to embrace the relaxed Mediterranean lifestyle, the villa features a beautiful private saltwater swimming pool surrounded by attractive terraces and a variety of charming seating areas. These private outdoor spaces create the perfect environment for sunbathing, outdoor dining, entertaining friends and family, or simply unwinding in the sunshine. The property's south-west orientation ensures excellent afternoon and evening sun, allowing owners to make the most of outdoor living throughout the year. A further highlight is the impressive 38m² private rooftop solarium. From here, you can enjoy pleasant open views across the surrounding area and nearby green spaces while benefiting from all-day sunshine. The solarium also offers exciting potential for future expansion, with several neighbouring properties having successfully incorporated additional living accommodation, subject to the relevant permissions. The villa is offered fully furnished and benefits from air conditioning, a private garage, low-maintenance gardens, and the significant advantage of having no community fees, helping to keep ongoing ownership costs low. La Florida remains one of Orihuela Costa's most popular residential areas thanks to its excellent range of amenities and convenient location. A wide selection of restaurants, cafés, bars, supermarkets, and everyday services can be reached on foot, while the popular Playa Flamenca market and the renowned La Zenia Boulevard shopping centre are both just a few minutes away. The beautiful sandy beaches of Playa Flamenca, La Zenia, Cabo Roig, and Campoamor are all within easy reach, offering some of the finest coastline on the Costa Blanca. Golf enthusiasts will appreciate being close to several championship courses, including Villamartín Golf, Las Ramblas Golf, Real Club de Golf Campoamor, and the prestigious Las Colinas Golf & Country Club. Combining character, privacy, generous outdoor space, and a superb location close to every amenity, this charming villa offers an exceptional opportunity to enjoy the very best of Costa Blanca living. Properties with private pools, no community fees, and this level of outdoor space in La Florida are becoming increasingly difficult to find, making early viewing highly recommended.