Sun Team Property

VILLA IN SAN JUAN DE ALICANTE

San Juan de Alicante · Ref. MLSC2723606

TILL SALU

995.000 €

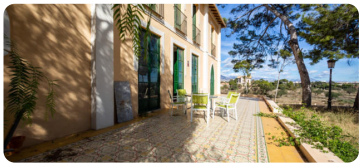


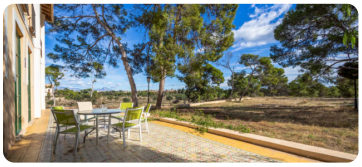
















7 Sovrum

3 Badrum

560 m² Byggd yta

10000 m² Tomt

FAKTA OM BOSTADEN

Kust	Costa Blanca
Avstånd till havet (fågelvägen)	2,7 km

BESKRIVNING

Spectacular Historic Estate - Finca Ruaya There are places that are not built solely with stone and concrete, but with time, silence, and memory. Finca Ruaya is one of them. A property that is not merely admired, but truly felt; a retreat that has witnessed the passing of decades and now awaits, with quiet dignity, a new chapter that will bring it back to life. The main residence, built in 1940, preserves the essence of the traditional architecture of its era. Its solid two-storey rectangular structure is crowned by an elegant hipped roof that provides character, balance, and timeless appeal. Its southeast orientation allows the morning sunlight to flood its rooms each day, creating a warm and almost poetic atmosphere that recalls a slower and more peaceful way of life.

EGENSKAPER

Nära stranden · Nära golfbana · Garage · Trädgård · Parkering · Förråd · Inhägnat bostadsområde · Utsikt

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BESKRIVNING

Over the years, the estate has adapted to the needs of its inhabitants through the addition of a 60 m^2 rear annex with a ceiling height of 3.50 metres. Respectfully integrated into the original building, this space can be accessed both from within the house and independently from the outside, offering a wide range of possibilities while preserving the harmony of the property. The built areas are distributed as follows: Ground Floor: 178.56 m^2 + 59.40 m^2 annex = 237.96 m^2 First Floor: 178.56 m^2 Total built area of the main residence: 357.12 m^2 Total built area including the annex: 416.52 m^2 The estate sits on an expansive plot of 10,255 m^2, a generous piece of land where the landscape can breathe and where new possibilities can still be imagined. The property includes two buildings: the main residence and an auxiliary structure located at the rear, currently used as storage space, which further enhances the functionality of the estate. Beyond its dimensions and specifications, the property conveys something far more difficult to measure: a sense of history, character, and identity that has remained intact despite the passing of time. Although rehabilitation is required, its walls still retain the nobility of what has been lived and the potential of what is yet to come. Restoring Finca Ruaya is not simply about renovating a property; it is about recovering a way of living, reconnecting with tranquillity, nature, and a slower pace of life. It is about bringing back its former splendour without erasing its essence. Its location further enhances its value, offering a perfect balance between privacy and proximity to essential services: • Just 15 minutes from Alicante, a vibrant city full of life and culture • 15 minutes from Playa de San Juan, renowned for its extensive golden sandy beaches • 5 minutes from San Juan University Hospital, providing immediate access to healthcare services and urban amenities A property with history, presence, and enormous potential for the future. A place where time has not stood still, but simply waits to be awakened by new owners capable of appreciating its true value. For any additional information, we will be delighted to provide you with the complete property dossier.