



REF: # 13278

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES)



INFO

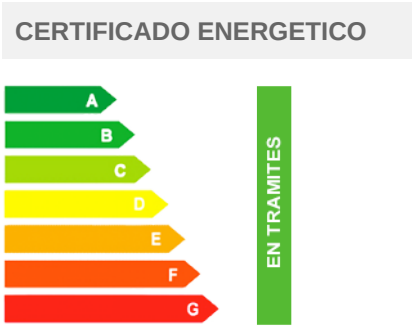
PRECIO:	699.500 €
TIPO:	Villa
CIUDAD:	Orihuela Costa (Villamartin Los Dolses)
HABITACIONES:	4
Baños:	3
Construidos (m2):	165
Parcela (m2):	374
Terraza (m2):	18
Años:	2001
Planta:	-
MENSAJE	-



DESCRIPCION

This exceptional 165 m² Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with a gas fireplace, a modern open-plan kitchen installed in 2022, four generous bedrooms, two bathrooms, and a guest toilet. From the main living area, there is access to a 14.5 m² terrace with electric awnings, ideal for outdoor relaxation. The 13 m² first-floor solarium offers additional private space to enjoy the sun. The immaculate outdoor kitchen includes a large BBQ, two sinks with hot and cold water, and a wine storage area — perfect for entertaining. Additional features include central heating with radiators in every room, two air conditioning units, a 28 m² garage, and fiber internet. The villa is sold fully furnished with high-quality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m² southwest-facing plot, the exterior boasts an 8 × 4 m private pool, outdoor shower, pergola with awnings,

and a beautifully maintained low-maintenance garden with a blend of tiling and plants. Los Dolses is a highly desirable area, offering walking distance to four commercial centers with shops, supermarkets, pharmacies, banks, and a variety of restaurants and bars. The villa is just 3 km from stunning sandy beaches, and only a 5–10 minute drive to four top golf courses: Villamartín, Las Ramblas, Campoamor, and Las Colinas. The Zenia Boulevard Shopping Centre, the largest on the coast, is just three minutes away. Torrevieja is 8 km, while Alicante Airport is 45 minutes and Murcia–Corvera Airport is 40 minutes by car.



ESTILO • Moderno • Mediterraneo	VISTAS • Panoramico	AIRE ACONDICIONADO • Comedor • Habitaciones	DISTANCIA A : Playa : 2 Km Aeropuerto: 60 Km Ciudad : 1 Km
ORIENTACION Sur oeste	AMUEBLADO • Amueblado	PARKING NO. DE COCHES Garage no. de coches : 1 : 1	TASAS Comunidad : 550 € I.B.I : 555 €
AREAS • Trastero • Baño en dormitorio	SUELO • Azulejos • Marmol	COCINA • Cocina abierta • Cocina equipada • Granito	JARDÍN Y TERRAZAS • Terraza cubierta • Terraza abierta • Luces exteriores • Riego automatico • Palmeras • Paisajista • Vallado • Muros de piedra • Puerta electrica • Cocina exterior • BBQ/grill • Jardín privado • Jardín comunitario
CALEFACION • Gas central • Radiadores	EXTRA • Armarios empotrados • Alarma • Puerta de seguridad • Doble cristal • Trastero • Internet	CERTIFICADO ENERGETICO 	

"OUR EXPERIENCE IS YOUR GUARANTEE"