



REF: # 12617

ORIHUELA COSTA (VILLAMARTIN FORTUNA )



#### INFO

|                |                                       |
|----------------|---------------------------------------|
| PRIJS:         | 285.000 €                             |
| TYPE HUIS:     | Villa's                               |
| PLAATS:        | Orihuela Costa (Villamartin Fortuna ) |
| SLAAPKAMERS:   | 3                                     |
| Badkamers:     | 3                                     |
| Build ( m2 ):  | 132                                   |
| Plot ( m2 ):   | -                                     |
| Terras ( m2 ): | 50                                    |
| Years:         | -                                     |
| Floor:         | -                                     |
| bericht        | -                                     |




#### BESCHRIJVING

**FANTASTIC VIEWS!** This charming detached Spanish Style Villa is **FRONTLINE** to **VILLAMARTIN GOLF COURSE** in the prestigious community of Fortuna II, Villamartin, with stunning views over the golf course and pool area that are **TRULY AMAZING!** The 132m2 detached fully furnished villa is east, south, west facing guaranteeing sun all day long and has 3 bedrooms, 3 bathrooms, separate kitchen, large spacious lounge-dining area with vaulted ceiling, fireplace and storage room. The villa has a welcoming entrance with a covered terrace area, inside the property there is a spacious hall foyer leading to three double-sized bedrooms with fitted wardrobes, one has an en-suite with shower and a door leading out to a covered terrace area overlooking the green Garden area and the Golf course, a perfect spot to enjoy the afternoon sun. There is a storage room next to the stairs that lead to the first floor, here is a guest toilet with shower, a separate fully equipped kitchen and a bright, sunny and spacious lounge-dining area with high vaulted ceilings and French doors on both sides that lead out to a large balcony with

wonderful open views! External stairs from a balcony lead up to the roof solarium, again with wonderful views and perfect for sunbathing! The property benefits from air-conditioning in the lounge area and in the hall on the ground floor, gas central heating and gas chimney in the living area for the cooler months, double glazed windows, shutters and an alarm system. The community area of Fortuna is very special with lovely green areas and the choice of 8 community pools! This property is in walking distance to La Fuente, Rioja, Los Dolses commercial centers and to the very famous Villamartin Plaza. Villamartin offers a wide range of services, it has been a golf tourist attraction for over 40 years therefore as expected from a residential complex of this standard all the services are fully developed and built around one of the most prestigious golf courses on the Costa Blanca "Villamartin Golf Club". There is a very well-known commercial centre "Villamartin Plaza" along with many restaurants, fashion shops, supermarkets, banks, pharmacies, a high standard international school "El Limonar" and the largest shopping centre in the Alicante region "La Zenia Boulevard!". Home to some of the most beautiful beaches on the Costa Blanca only 3kms away, the area has a Cosmopolitan and International community and is known to have one of the healthiest climates in the world. Just a short distance away are 3 other golf courses Las Ramblas, Campoamor and Las Colinas. However, it is not only a golfer's paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, open weekly markets, cinemas etc. Villamartin is approximately 50 minutes from Alicante International and Murcia Corvera airports.

#### ENERGETIC CERTIFIED



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|--|--|---|--|
| <b>STIJL</b> <ul style="list-style-type: none"> <li>Mediterranean</li> </ul>   | <b>UITZICHT</b> <ul style="list-style-type: none"> <li>Panoramisch</li> </ul>  | <b>AIRCO</b> <ul style="list-style-type: none"> <li>Woonkamer</li> <li>Keuken</li> </ul>  | <b>AFSTAND NAAR :</b> <div>Strand : 3 Km</div> <div>Vliegveld: 50 Km</div> <div>Centrum : 1 Km</div>                   |
| <b>ORIËNTATIE</b> <div>South East West</div> <ul style="list-style-type: none"> <li>Tegels</li> <li>Steen</li> </ul>   | <b>MEUBELS</b> <ul style="list-style-type: none"> <li>Gemeubileerd</li> </ul>  | <b>BELASTING</b> <div>: 3.400 €</div> <div>I.B.I : 456 €</div>  | <b>ALGEMENE WOONRUIMTE</b> <ul style="list-style-type: none"> <li>Opslagruimte</li> <li>Badkamer ensuite</li> </ul>    |
|  | <b>KEUKEN</b> <ul style="list-style-type: none"> <li>Open keuken</li> <li>Ingerichte keuken</li> </ul>                     | <b>TUIN TERRAS</b> <ul style="list-style-type: none"> <li>Overdekt terras</li> <li>Open terras</li> <li>Buitenverlichting</li> <li>Automatische besproeiing</li> <li>Palmbomen</li> <li>Aangelegd</li> <li>Omheind</li> <li>Stenen muur</li> <li>Gemeenschappelijke tuin</li> </ul> | <b>VERWARMING</b> <ul style="list-style-type: none"> <li>Centraal gas</li> <li>Radiatoren</li> <li>Gashaard</li> </ul> |
| <b>EXTRA</b> <ul style="list-style-type: none"> <li>Inbouwkasten</li> <li>Alarm</li> <li>Veiligheidsdeur</li> <li>Dubbele beglazing</li> <li>Opbergruimte</li> <li>Internet</li> </ul> | <b>ENERGETIC CERTIFIED</b> <div>  </div> |   |  |

**"OUR EXPERIENCE IS YOUR GUARANTEE"**