



REF: # 7754

ORIHUELA COSTA (VILLAMARTIN VERDEMAR )



#### INFO

<b>PRICE:</b>	155.000 €
<b>PROPERTY TYPE:</b>	Townhouse
<b>LOCATION:</b>	Orihuela Costa (Villamartin Verdemar )
<b>BEDROOMS:</b>	2
<b>BATHROOMS:</b>	3
<b>BUILD:</b>	110 (m2)
<b>PLOT:</b>	105 (m2)
<b>TERRACE:</b>	15 (m2)
<b>YEAR:</b>	1990
<b>FLOOR:</b>	-
<b>OLD PRICE</b>	-



#### DESCRIPTION

Superb completely renovated 110m2 Duplex-Sofia property in the stunning location of VERDEMAR III, VILLAMARTIN. You enter the property from the an elevated terrace, walking directly into the a lovely, cozy lounge-dining area with working gas fireplace. On the ground floor there is also a guests toilet, new modern kitchen with back door to the rear patio area. Upstairs, you have 2 spacious bedrooms with 2 bathroom and a staircase on to a 15 m2 solarium with extensive stunning sea and pool views. The property has been fully modernized with new kitchen, bathrooms ,floor, windows and doors throughout. It is also being sold fully furnished. Outside is a mature 46m2 private garden front and back of the property and includes two sun terraces. This property faces East/West therefore Sun (or shade!) can always be found on either the front or the rear of the property. An under build storage area is ideal for bikes, tools, sun chairs etc. The main feature of this community are the two lovely communal swimming pools and gardens with streams, mature trees and footpaths - all accessed within a few meters walk from the property without the need to cross any roads. Within 7min walk however you can arrive at dozens of bars and restaurants plus shops and supermarkets. Four golf courses are also within 5mins drive. The sandy Costa Blanca beaches and Zenia Boulevard shopping centre which has dozens of shops can be reached in just a few minutes by car. A great value and well presented property with large green areas, in a popular area with all amenities within walking distance. Villamartin offers a wide range of services. For over 40 years it has been a golf tourist attraction and as it is expected from a

residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartin is also very close to renowned high standard international school El Limonar and La Zenia Boulevard - the newest shopping centre in our area and also the largest one in the Alicante region. At over 160,000m<sup>2</sup> It offers more than 150 shops and services including a huge supermarket Alcampo, Leroy Merlin, Primark, Swarovski, Decathlon, Massimo Dutti, Zara, Stradivarius and much more. There are many commercial centers including the well know Villamartin Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies etc. Villamartin was built round one of the most prestigious golf courses on the Costa Blanca-Villamartín Golf Club- it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses such as Las Ramblas, Campoamor and La Finca. However, it is not only a golfers paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, 3km from some of the best beaches in the region, open weekly markets, cinemas etc. Villamartín is approximately 50 minutes from Alicante International and Murcia Corvera airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

<b>STYLE</b> <ul style="list-style-type: none"> <li>• Modern</li> <li>• Mediterranean</li> </ul>	<b>VIEWS</b> <ul style="list-style-type: none"> <li>• Panoramic views</li> <li>• Sea views</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>• Livingroom</li> <li>• Bedrooms</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 4 Km</div> <div>Airport: 50 Km</div> <div>Town center : 1 Km</div>
<b>ORIENTATION</b> <div>South East West</div>	<b>FURNITURE</b> <ul style="list-style-type: none"> <li>• Furnished</li> </ul>	<b>TAX</b> <div>Community : 1.001 €</div> <div>I.B.I : 334 €</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>• Storage</li> <li>• Bathroom en-suite</li> </ul>
<b>FLOORING</b> <ul style="list-style-type: none"> <li>• Tile floors</li> <li>• Marble floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>• Closed kitchen</li> <li>• Equipped kitchen</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>• Covered terrace</li> <li>• Open terrace</li> <li>• Exterior lights</li> <li>• Stone walls</li> <li>• Private garden</li> <li>• Communal Garden</li> </ul>	<b>HEATING</b> <ul style="list-style-type: none"> <li>• Fireplace gas</li> </ul>
<b>EXTRA</b> <ul style="list-style-type: none"> <li>• Built in wardrobes</li> <li>• Alarm</li> <li>• Double glazed windows</li> <li>• Satellite TV</li> </ul>			

***"Experience our experience - Because you deserve the best"***