



**In Sun  
Properties Spain**  
since 1999

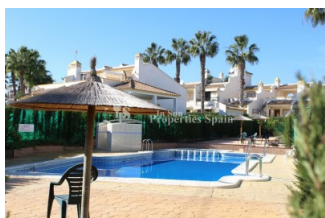
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#### INFO

<b>PRICE:</b>	179.995 €
<b>PROPERTY TYPE:</b>	Townhouse
<b>LOCATION:</b>	()
<b>BEDROOMS:</b>	3
<b>Bathrooms:</b>	2
<b>Build:</b>	159 (m2)
<b>Plot:</b>	-
<b>Terrace:</b>	50 (m2)
<b>Year:</b>	1996
<b>Floor:</b>	-
<b>Old price</b>	198.000 €



#### DESCRIPTION

A deceptively spacious 159m2, 3 bed, 2 bath Duplex Sofia in the much sought after location of Valencia Sur, VILLAMARTIN. On entering the plot you have a lovely well maintained garden with well establish bougainvillea arch and steps to the terrace which provides ample space for a dining set or sun loungers. The garden looks out to the community parkland and towards one of the community pools. Leading in from the terrace you have a lovely open plan lounge with wood burning fireplace and electric heating. There is a guest toilet and then access through to the kitchen which is well equipped with oven, hob, washing machine and fridge-freezer. There is a pantry area with the potential to install a dishwasher. At the rear of the kitchen visible through the decorative arch of the kitchen is the dining area. A spacious room, perfect for entertaining family and friends. This room looks out to the rear garden which has open views over farmland. Off the dining room you have a small vestibule which leads to the rear of the property. Here you find a lovely mature garden with wood burning chimney, a private aspect over farmland and access to the 50m2 under build which would make the perfect workroom/artroom or just useful storage room for beach/garden equipment, bikes etc.. As you make your way to the first floor you will find a family bathroom suite complete with bath and overhead shower, two double bedrooms, both with private terrace and the rear with modern ensuite shower room. Again these rooms have electric heating. The second floor boasts a lovely sunny south west facing solarium with separate access to a further bedroom with ample storage. Valencia Sur is a quiet residential urbanisation with 24hour security and is characterised by its lovely park areas and water fountains. Located a short walk from Villamartin Golf Course

and Villamartin Plaza. Villamartín 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)

STYLE	VIEWS	DISTANCE TO :	ORIENTATION
<ul style="list-style-type: none"><li>Mediterranean</li></ul>	<ul style="list-style-type: none"><li>Panoramic views</li></ul>	Beach : 3 Km Airport: 50 Km Town center : 500 m	South west
FURNITURE	TAX	MAIN LIVING AREA	FLOORING
<ul style="list-style-type: none"><li>Furnished</li></ul>	Community : 640 € I.B.I : 240 €	<ul style="list-style-type: none"><li>Storage</li><li>Bathroom en-suite</li></ul>	<ul style="list-style-type: none"><li>Tile floors</li><li>Marble floors</li></ul>
KITCHEN	GARDEN AND TERRACES	HEATING	EXTRA
<ul style="list-style-type: none"><li>Open kitchen</li><li>Equipped kitchen</li><li>Granite countertop</li></ul>	<ul style="list-style-type: none"><li>Covered terrace</li><li>Open terrace</li><li>Exterior lights</li><li>Automatic watering system</li><li>Fenced</li><li>Stone walls</li><li>BBQ/grill</li><li>Private garden</li><li>Communal Garden</li></ul>	<ul style="list-style-type: none"><li>Central electric heating</li><li>Radiators</li><li>Fireplace wood</li></ul>	<ul style="list-style-type: none"><li>Built in wardrobes</li><li>Reinforced door</li><li>Double glazed windows</li><li>Satellite TV</li><li>Storage room</li></ul>













































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