



**MY SPANISH**  
**HOME FROM HOME**

**€1,550,000** / sale

Reference: ROYAL CUSTOM

## 3 bedroom Villa in Orihuela Costa

Location: Orihuela Costa, Alicante



## Property Description

This beautiful villa is the perfect home for those seeking tranquillity and comfort in a privileged environment. With three bedrooms each with en suite bathroom and a guest bathroom, outdoor kitchen, chill out area and garage for several cars. This property offers ample space for the whole family. In addition, the garden and swimming pool are perfect to enjoy the sun and the fresh Mediterranean air. The villa is located in one of the most popular areas of the Costa Blanca, with sandy beaches, restaurants, bars and shops just minutes away - don't miss the opportunity to live in this wonderful villa!

Included in the price:

- Exterior carpentry with top quality PVC or aluminium profiles in dark grey.
- Sliding windows in the rest of the bedrooms.
- All the windows in the bedrooms and living room include aluminium shutters in the same colour as the carpentry, slats with injected polyurethane to achieve greater thermal and acoustic insulation, with security locking system and motorisation. The windows are double glazed with air chamber, providing thermal and acoustic insulation.
- Reinforced access door to the house, with steel structure and pre-frame, locking device, double security lock, anti-leverage hinges and peephole.
- Complete bathrooms
- All bedrooms will have an en-suite bathroom
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- A courtesy toilet and a toilet in the Terrace-Pool area.
- Mechanical ventilation throughout the house including kitchen and bathrooms by means of forced extraction ducts.
- Pre-installation of domotics for control of blinds, air conditioning and technical security.
- Installation of zoned air conditioning (hot-cold air) by means of ducts and individual temperature control in living room and bedrooms.
- Electric underfloor heating throughout the house with room temperature control.
- Domestic hot water (DHW) is also produced by aerothermal heat pump, maintaining a hot water accumulator, with occasional support from electrical resistance.
- Water sheet finished in gresite and interior lighting with colour changes, swimming pool with backlit waterfall. Jacuzzi integrated in the pool. Chill out area with electric or gas cooker next to the pool.
- It will have an outdoor area that will include: Automatic retractable bioclimatic pergola, Outdoor kitchen with special exterior wood of Teka, Iroko or similar. Toilet, fully finished.
- The plot will include, where required, artificial grass, decorative landscape plants native to the area. Perimeter wall finished and decorated.

## Property Features

Air conditioning

Home appliances

Private pool

Reinforced door

3 Bedrooms

Electric blinds

Furnished

Garage

Intercom

Terrace

Bathroom furniture

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*This property information is subject to change without notice. Please contact us for the most up-to-date details.*