



**SPF23-6086**



## **A villa in the Playa Flamenca area**

### **Property Attributes**

Villa Detached Resale  
Land area - 225 m Floor area - 111 m  
3 bedrooms  
2 bathrooms  
Water: Mains Electricity: Mains  
Telephone: Possible Internet: Possible  
Swimming Pool: Yes

### **Description**

Bedroom Detached Villa Price 275.000€ Playa Flamenca Orientation South West Living Area 111m2 Plot Size 225m2 3 bedroom 2 bathroom detached villa with olympic sized communal pool is located in a very popular area of Playa Flamenca. Constructed 1997 3 bedroom Villa Lounge diner Fully fitted kitchen 2 bathroom IBI Council Tax 291€ per annum Community Fees 420€ per year Distance to the Mediterranean Sea 800m In one of the best locations in Orihuela Costa, in the centre of the urbanization Playa Flamenca, a short walk from the beach, the town hall with municipal services, shopping and leisure centres, among others the famous Zenia Boulevard and perfectly communicated thanks to its bus service and the nearby entrance to the AP7 motorway that will take you in just 45 minutes to the airports of Alicante or Murcia, you will find this detached villa. It is located within a fenced and gated area, with security for your home or your family, an area of family atmosphere, with Olympic size swimming pool and communal gardens to enjoy the tranquility and in turn a good neighbourly relationship. The property is located within a private plot of 225 m2, with space to leave your car in your own garden, a good terrace with South-West orientation where you can have sun at midday and in the afternoon, and a storage room where you can keep bicycles or any other junk you do not want to have at home. It also has a barbecue to cook outside during the many sunny days we have in our area. It consists of two floors connected by an interior staircase. On the ground floor, we have a spacious and bright living-dining room, a separated kitchen and a laundry room, a bedroom and a bathroom with shower and finally a practical storage room in the stairwell to use it as a pantry. On the first floor there are the two main bedrooms, both with terraces and fitted wardrobes, and a complete bathroom. One of the terraces on the first floor has an aluminium and glass enclosure to be able to sunbathe in winter protected from the air and enjoy this area as a winter solarium. The property has air conditioning, is furnished and in perfect conditions to move in immediately. It is worth a visit as the aesthetics of the house, the comfort, the tranquillity and the location of the same, to make it a unique opportunity to live all year round or enjoy a great holiday in the best area of the coast.

**275,000 Euros**