Villajoyosa, Calle Costera de la mar, 3 , 03570, +34 603 500 700 | Albir (Alfaz del pi), Boulevard los Musicos 6, Albir, 03581, +34 966 866 563

REF: # 13151 **LA NUCIA/POLOP**

INFO

PRICE:	1.950.000 €
PROPERTY TYPE:	Villa
CITY:	La Nucia/Polop
BEDROOMS:	11
Bathrooms:	4
Build (m2):	1.079
Plot (m2):	11.800
Terrace (m2):	-
Year:	-
Floor:	-
Old price	-

DESCRIPTION

Discover this exclusive villa located in an elevated and private area of La Nucia, on the Costa Blanca. Built in 1992 on a plot of 11,800 m², the property offers stunning views of the sea and mountains, in a natural and tranquil setting. The villa features 4 double bedrooms, 2 bathrooms, a spacious living and dining room with ornamental details, and a master suite on the upper floor with a terrace, panoramic views, and an ensuite bathroom with a jacuzzi. On the ground floor, you will find a kitchen, laundry room, gym, and a large entertainment area with a billiard table. Additionally, it has 3 independent apartments ideal for guests or staff. The exterior stands out with its gardens, leisure areas, orchard with fruit trees, and ample covered parking for 6 cars. The property was originally a horse ranch, with full facilities such as a stable and its own well. Currently, there are plans to renovate the pool, building a stainless steel infinity type pool at the back, with a waterfall and spectacular views, taking advantage of the natural topography. Our final proposal to enhance the living space of the estate is to convert the current 3bedroom apartment into an impressive 7bedroom residence. This will be easily

achieved by placing a suspended floor over the machinery room on the ground floor and connecting the fourth bedroom to the existing entrance of the 3bedroom apartment. With this expansion, an additional two bedrooms with ensuite bathrooms can be added, and the current living room can be transformed into another bedroom with an ensuite bathroom. The kitchen and dining area will be retained to provide comfortable spaces for cooking and dining for guests. Furthermore, the entertainment area on the ground floor will be renovated to include a highend gym, a cinema room, a bar, and a wine cellar. Thanks to the renders, we can see how this property can be transformed into an oasis of tranquility at a very low cost. The redistribution of space will allow for the utilization of areas that are currently underused, such as the machinery rooms, and will open up the possibility of creating up to 14 luxury double bedrooms, all with ensuite bathrooms. Whether maintaining the main villa as a residence and renting out the rest or developing the entire property, this investment promises an excellent return, especially if targeted at highend corporate clients. Currently, the estate boasts almost 1,000 m² of living space and constructions, 11 rooms, and the potential for further expansion. A unique opportunity for those seeking luxury, privacy, and a privileged natural environment on the Costa Blanca.

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"OUR EXPERIENCE IS YOUR GUARANTEE"