



REF: # 5934

ORIHUELA COSTA (EL GALAN )



#### INFO

PRICE:	155.000 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (El Galan )
BEDROOMS:	3
Bathrooms:	2
Build ( m2 ):	79
Plot ( m2 ):	194
Terrace ( m2 ):	-
Year:	2004
Floor:	-
Old price	-




#### DESCRIPTION

Located within the popular residential area of EL GALAN, VILLAMARTIN, a short walk from the shops, green area, parks and La Fuente Centro Commercial is this charming 79m2 Detached Villa on a 194m2 plot. The Villa features bright and airy accommodation set over two floors and boasts lounge/dining area, fitted kitchen, 3 bedrooms, 2 bathrooms, storage room and parking. The 143m2 sunny garden offers ample space to sunbathe, dine and entertain on those long summer evenings and even space to add a private pool should you wish. Its SOUTH orientation offers you the best of this Mediterranean climate all day long! El Galan is a quiet residential area of Villamartin and whether you are looking for a holiday home or a permanent residence this Villa and location should tick all the boxes! A pleasant walk/5 minute drive to Villamartin Plaza, 5 minutes drive to Villamartin Golf Course and El Limonar International School. Only 10 minutes from Zenia Boulevard and less than 15 minutes from the beaches of Orihuela Costa. 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 the famous outdoor La Zenia Boulevard shopping and restaurant centre, the largest of its kind in southern Spain- shopping heaven!! 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 Airport and 30 minutes from Murcia airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

#### ENERGETIC CERTIFIED



STYLE	AIRCONDITIONING	DISTANCE TO :	ORIENTATION
<ul style="list-style-type: none"> <li>Mediterranean</li> </ul>	<ul style="list-style-type: none"> <li>Livingroom</li> <li>Bedrooms</li> </ul>	Beach : 4 Km Airport: 50 Km Town center : 1 Km	South
FURNITURE	PARKING	TAX	FLOORING
<ul style="list-style-type: none"> <li>Not furnished</li> </ul>	Parking no Cars: 1	I.B.I : 279 €	<ul style="list-style-type: none"> <li>Tile floors</li> <li>Stone floors</li> </ul>
KITCHEN	GARDEN AND TERRACES	EXTRA	ENERGETIC CERTIFIED
<ul style="list-style-type: none"> <li>Closed kitchen</li> <li>Equipped kitchen</li> </ul>	<ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Stone walls</li> <li>Private garden</li> </ul>	<ul style="list-style-type: none"> <li>Built in wardrobes</li> <li>Reinforced door</li> <li>Double glazed windows</li> </ul>	 <p>The image shows a vertical energy efficiency scale with seven horizontal bars labeled A through G. Bar A is dark green, B is green, C is light green, D is yellow, E is orange, F is red-orange, and G is red. To the right of these bars is a vertical green bar with the text 'IN PROGRESS' written vertically inside it.</p>

**"OUR EXPERIENCE IS YOUR GUARANTEE"**