



REF: # 13246

ORIHUELA COSTA



INFO	
PRICE:	1.250.000 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa
BEDROOMS:	3
Bathrooms:	3
Build (m2):	335
Plot (m2):	936
Terrace (m2):	80
Year:	-
Floor:	-
Old price	-



DESCRIPTION

New Build Villa in Las Colinas Golf & Country Club, Orihuela Exclusive Location in Costa Blanca South This stunning new build villa is located in Las Colinas Golf & Country Club, one of the most prestigious resorts in Orihuela Costa. Nestled in a lush 330-hectare valley surrounded by Mediterranean forest and green areas, the community offers an exclusive lifestyle with maximum privacy. The resort is just 40 km from Alicante Airport and 60 km from Murcia–Corvera Airport, with beautiful Mediterranean beaches only a short drive away. Modern Villa with Spacious Layout Designed with elegance and comfort in mind, this villa is distributed across two floors plus a basement. It features 3 bedrooms, each with ensuite bathrooms, and a guest toilet. The ground floor includes an open-plan kitchen connected to the living room, two bedrooms, and access to a large terrace with a private 60 m2 swimming pool and landscaped garden. The first floor offers a private bedroom suite, while the basement includes a spacious garage for two cars with natural light and ventilation via an English patio. Premium Qualities and Technology Built with the highest standards, this villa includes: Fully installed ducted air conditioning Heating and hot water via aerothermal

system Interior LED lighting included Fully equipped bathrooms with furniture and shower screens Kitchen fitted with premium appliances Home automation system for maximum comfort and efficiency Resort Lifestyle and Services Las Colinas Golf & Country Club is internationally recognized for its championship 18-hole golf course, considered one of the best in Spain. The resort offers a wide range of services for residents, including tennis and padel courts, a modern gym, wellness and massage facilities, gourmet restaurants, and a minimarket with fresh baked bread daily. With over 200,000 m2 of Mediterranean landscapes, residents can enjoy scenic walks through native flora, as well as fields of orange and lemon groves. The combination of nature, exclusivity, and premium services makes Las Colinas a truly unique place to live. Your Exclusive Home in Orihuela Costa Awaits This villa in Las Colinas Golf is more than a property; it is a lifestyle that combines luxury, privacy, and nature. Contact us today to schedule a visit and secure your new home in one of the most prestigious resorts of the Costa Blanca South.

ENERGETIC CERTIFIED



VIEWS

- Panoramic views

PARKING

Parking no Cars: 1

GARDEN AND TERRACES

- Fenced
- Private garden



















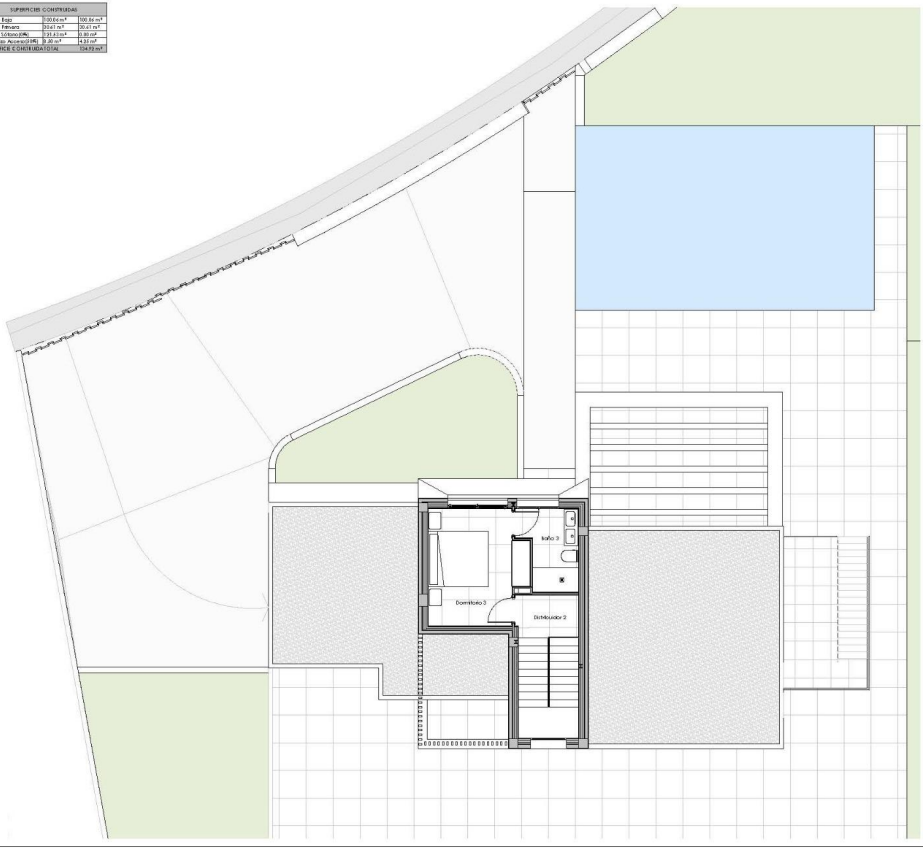
SUPERFICIES ÚTILES		SUPERFICIES CONSTRUIDAS	
Cocina de exteriores	7,20 m ²	Puerta 1º piso	10,24 m ² / 100,00 m ²
Comedor 1º	14,40 m ²	Puerta 2º piso	10,24 m ² / 100,00 m ²
Comedor 2º	17,28 m ²	Puerta 1º/2º piso	10,24 m ² / 100,00 m ²
Salón	28,80 m ²	Escalera 1º/2º piso	10,24 m ² / 100,00 m ²
Puerta 1º/2º piso	27,60 m ²	SUPERFICIE CONSTRUÍDA TOTAL	104,96 m²
Área	2,25 m ²		
Bañ 1	4,50 m ²		
Bañ 2	4,50 m ²		
Comedor 1	2,25 m ²		
Comedor 2	17,28 m ²		
Comedor 3	2,25 m ²		
Comedor 4	4,50 m ²		
Comedor 5	4,50 m ²		
Comedor 6	4,50 m ²		
Comedor 7	4,50 m ²		
Comedor 8	4,50 m ²		
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Comedor 95	4,50 m ²		
Comedor 96	4,50 m ²		
Comedor 97	4,50 m ²		
Comedor 98	4,50 m ²		
Comedor 99	4,50 m ²		
Comedor 100	4,50 m ²		



PLANTA BAJA

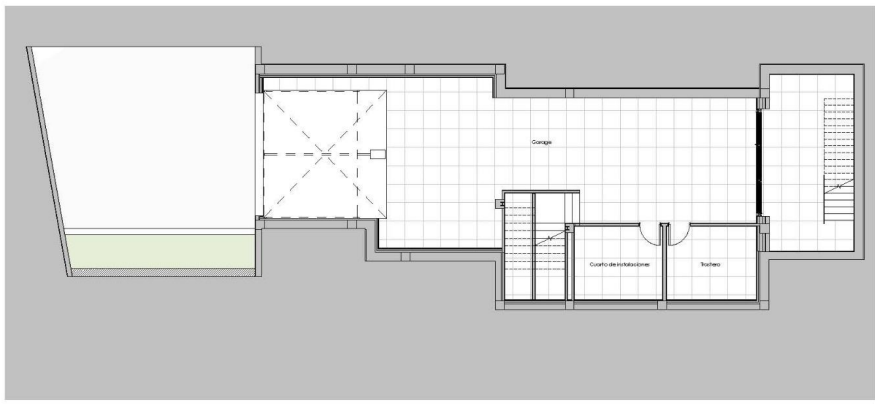


SUPERFICIES ÚTILES		SUPERFICIES CONSTRUIDAS	
Cuarto de embudo	3,32 m ²	Puerta Emerg.	0,02 m ²
Comedor P1	7,41 m ²	Puerta Pasos	0,01 m ²
Cocina	11,02 m ²	Puerta Lavadero	0,01 m ²
W.C.	2,22 m ²	Instituto Accesibilidad	1,12 m ²
PLANTA ÚTIL	33,99 m²	DIFERENCIA CON CÁLCULO	0,00 m²
W.C.1	2,22 m ²		
W.C.2	2,22 m ²		
Comedor 1	7,41 m ²		
Comedor 2	7,41 m ²		
Cocina	11,02 m ²		
W.C.1	2,22 m ²		
W.C.2	2,22 m ²		
W.C.3	2,22 m ²		
W.C.4	2,22 m ²		
W.C.5	2,22 m ²		
W.C.6	2,22 m ²		
W.C.7	2,22 m ²		
W.C.8	2,22 m ²		
W.C.9	2,22 m ²		
W.C.10	2,22 m ²		
W.C.11	2,22 m ²		
W.C.12	2,22 m ²		
W.C.13	2,22 m ²		
W.C.14	2,22 m ²		
W.C.15	2,22 m ²		
W.C.16	2,22 m ²		
W.C.17	2,22 m ²		
W.C.18	2,22 m ²		
W.C.19	2,22 m ²		
W.C.20	2,22 m ²		
W.C.21	2,22 m ²		
W.C.22	2,22 m ²		
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W.C.25	2,22 m ²		
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W.C.31	2,22 m ²		
W.C.32	2,22 m ²		
W.C.33	2,22 m ²		
W.C.34	2,22 m ²		
W.C.35	2,22 m ²		
W.C.36	2,22 m ²		
W.C.37	2,22 m ²		
W.C.38	2,22 m ²		
W.C.39	2,22 m ²		
W.C.40	2,22 m ²		
W.C.41	2,22 m ²		
W.C.42	2,22 m ²		
W.C.43	2,22 m ²		
W.C.44	2,22 m ²		
W.C.45	2,22 m ²		
W.C.46	2,22 m ²		
W.C.47	2,22 m ²		
W.C.48	2,22 m ²		
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W.C.50	2,22 m ²		
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W.C.63	2,22 m ²		
W.C.64	2,22 m ²		
W.C.65	2,22 m ²		
W.C.66	2,22 m ²		
W.C.67	2,22 m ²		
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W.C.81	2,22 m ²		
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W.C.97	2,22 m ²		
W.C.98	2,22 m ²		
W.C.99	2,22 m ²		
W.C.100	2,22 m ²		



PLANTA PRIMERA 

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PLANTA SÓTANO 

"OUR EXPERIENCE IS YOUR GUARANTEE"