



REF: # 13278

ORIHUELA COSTA (VILLAMARTIN LOS DOLSES )



#### INFO

PRICE:	699.500 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (Villamartin Los Dolses )
BEDROOMS:	4
Bathrooms:	3
Build ( m2 ):	165
Plot ( m2 ):	374
Terrace ( m2 ):	18
Year:	2001
Floor:	-
Old price	-



#### DESCRIPTION

This exceptional 165 m<sup>2</sup> Detached Villa with 4 bedrooms, 3 bathrooms is fully refurbished and overlooks a beautiful green area in the sought-after community of Cazorlaon, Los Dolses, it combines modern comfort with elegant Mediterranean living. The villa features a spacious living and dining area with a gas fireplace, a modern open-plan kitchen installed in 2022, four generous bedrooms, two bathrooms, and a guest toilet. From the main living area, there is access to a 14.5 m<sup>2</sup> terrace with electric awnings, ideal for outdoor relaxation. The 13 m<sup>2</sup> first-floor solarium offers additional private space to enjoy the sun. The immaculate outdoor kitchen includes a large BBQ, two sinks with hot and cold water, and a wine storage area — perfect for entertaining. Additional features include central heating with radiators in every room, two air conditioning units, a 28 m<sup>2</sup> garage, and fiber internet. The villa is sold fully furnished with high-quality furniture and comes with a new gas burner (2025) for both hot water and heating. Set on a 374 m<sup>2</sup> southwest-facing plot, the exterior boasts an 8 x 4 m private pool, outdoor shower, pergola with awnings, and a beautifully maintained low-maintenance garden with a blend of

tiling and plants. Los Dolces is a highly desirable area, offering walking distance to four commercial centers with shops, supermarkets, pharmacies, banks, and a variety of restaurants and bars. The villa is just 3 km from stunning sandy beaches, and only a 5–10 minute drive to four top golf courses: Villamartín, Las Ramblas, Campoamor, and Las Colinas. The Zenia Boulevard Shopping Centre, the largest on the coast, is just three minutes away. Torrevieja is 8 km, while Alicante Airport is 45 minutes and Murcia–Corvera Airport is 40 minutes by car.



<b>STYLE</b>	<b>VIEWS</b>	<b>AIRCONDITIONING</b>	<b>DISTANCE TO :</b>
<ul style="list-style-type: none"><li>• Modern</li><li>• Mediterranean</li></ul>	<ul style="list-style-type: none"><li>• Panoramic views</li></ul>	<ul style="list-style-type: none"><li>• Livingroom</li><li>• Bedrooms</li></ul>	Beach : 2 Km
			Airport: 60 Km
			Town center : 1 Km
<b>ORIENTATION</b>	<b>FURNITURE</b>	<b>PARKING</b>	<b>TAX</b>
South west	<ul style="list-style-type: none"><li>• Furnished</li></ul>	Garage no Cars : 1	Community : 550 €
		Parking no Cars: 1	I.B.I : 555 €
<b>MAIN LIVING AREA</b>	<b>FLOORING</b>	<b>KITCHEN</b>	<b>GARDEN AND TERRACES</b>
<ul style="list-style-type: none"><li>• Storage</li><li>• Bathroom en-suite</li></ul>	<ul style="list-style-type: none"><li>• Tile floors</li><li>• Marble floors</li></ul>	<ul style="list-style-type: none"><li>• Open kitchen</li><li>• Equipped kitchen</li><li>• Granite countertop</li></ul>	<ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Exterior lights</li><li>• Automatic watering system</li><li>• Palm trees</li><li>• Landscaped</li><li>• Fenced</li><li>• Stone walls</li><li>• Electric gate</li><li>• Outdoor kitchen</li><li>• BBQ/grill</li><li>• Private garden</li><li>• Communal Garden</li></ul>
<b>HEATING</b>	<b>EXTRA</b>		
<ul style="list-style-type: none"><li>• Central gas heating</li><li>• Radiators</li></ul>	<ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Reinforced door</li><li>• Double glazed windows</li><li>• Storage room</li><li>• Internet</li></ul>		











































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