



REF: # 9642

ORIHUELA COSTA (CAMPOAMOR BEACH)



#### INFO

PRICE:	1.040.000 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (Campoamor Beach)
BEDROOMS:	5
Bathrooms:	4
Build ( m2 ):	256
Plot ( m2 ):	860
Terrace ( m2 ):	110
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

FANTASTIC NEW BUILD LUXURY VILLA IN CAMPOAMOR only 900m from the beach. This 256m2 villa is built over 2 floors on a plot of 860m2 and consists of 5 bedrooms (fitted wardrobes), 4 bathrooms, an open plan kitchen with lounge area, private garden with the pool, solarium and an off road parking space. REPORT OF QUALITIES OF THE VILLA: - Reinforced concrete structure - Exterior enclosures with double ceramic partition with air chamber, thermal and acoustic insulation with expanded polystyrene panels. - Exterior cladding with white monolayer and ceramic stoneware cladding. - Stainless steel railing and safety glass. - Interior partition walls with ceramic brick, plaster and white plastic paint. - Aluminum exterior carpentry, double glazing and injected aluminum shutters. - Interior doors in DM, lacquered in white. - Built-in cabinets with melamine board, lined inside. - Security entrance door. - Bathrooms tiled with ceramic stoneware, vitreous china toilets and mixer taps. - Porcelain ceramic stoneware interior flooring. - Terrace flooring in non-slip ceramic stoneware. - Electrical installation according to low voltage regulations.

Automated blinds. - Installation T. V. and telephony. - Kitchen with high and low cabinets, synthetic quartz countertops, sink and stainless steel extraction hood. - Pre-installation of dishwasher, washing machine and heater. - Pre-installed air conditioning ducts. - Individual pool in a 4 x 8 garden. - Alarm pre-installation. - Pre-installation of Jacuzzi in solarium. - Walkable roof with thermal insulation. - Energy saving system through aerothermal energy for domestic hot water with savings of up to 75% in consumption. - Water point in the garden. - Electricity point, water point and TV in solarium. - Extra-flat non-slip shower trays. - Including bathroom furniture and screens. Campoamor is surrounded by many beaches including La Glea, Aguamarina, Campoamor, La Zenia, Cabo Roig and Playa Flamenca. There are three excellent championship 18-hole golf courses within five kilometres of the development including Golf Villamartin, Real Club de Golf de Campoamor and Golf Las Ramblas de Campoamor. You can benefit from all the facilities this area has to offer, including La Zenia Boulevard shopping centre, international restaurants, sport centres, schools, health centres, hospital, bus service. Campoamor is a very well connected place, 40 minutes away from the airport of Murcia Corvera and 45 minutes away from the international airport of Alicante-Elche, with a quick access from the highway.



STYLE	VIEWS	DISTANCE TO :	PARKING
<ul style="list-style-type: none"><li>Modern</li></ul>	<ul style="list-style-type: none"><li>Panoramic views</li></ul>	Beach : 9 Km <hr/> Airport: 40 Km <hr/>	Parking no Cars: 1 <hr/>
GARDEN AND TERRACES	EXTRA		
<ul style="list-style-type: none"><li>Open terrace</li><li>Private garden</li></ul>	<ul style="list-style-type: none"><li>Reinforced door</li><li>Double glazed windows</li></ul>		

## PROPERTY GALLERY































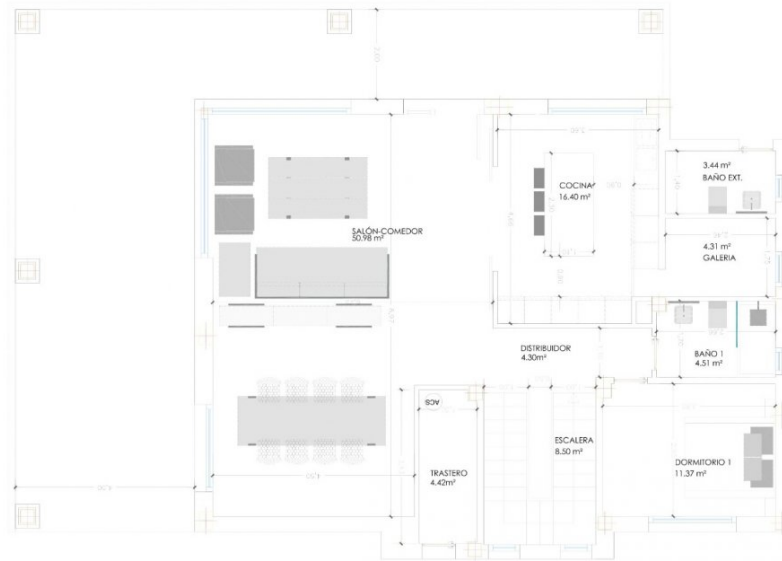
CUADRO DE SUPERFICIES

PLANTA BAJA	
SALÓN-COMEDOR	50,98
COCINA	16,40
GALERÍA	4,31
DISTRIBUIDOR	4,30
DORMITORIO 1	11,37
ESCALERA	8,50
BAÑO 1	4,51
BAÑO EXT	3,44
TRASTERO	4,42
PORCHE	67,50
TOTAL	175,73

PLANTA ALTA	
DORMITORIO 2	11,37
BAÑO 2	4,51
DORMITORIO 3	19,82
DORMITORIO 4	13,95
DORMITORIO 5	14,81
BAÑO 3	6,25
TOTAL	70,71
TOTAL ÚTIL	246,44

SUPERFICIE CONSTRUIDA	
PLANTA BAJA	154,30
PLANTA ALTA	101,87
TOTAL	256,17

SUPERFICIE PARCELA	860,00
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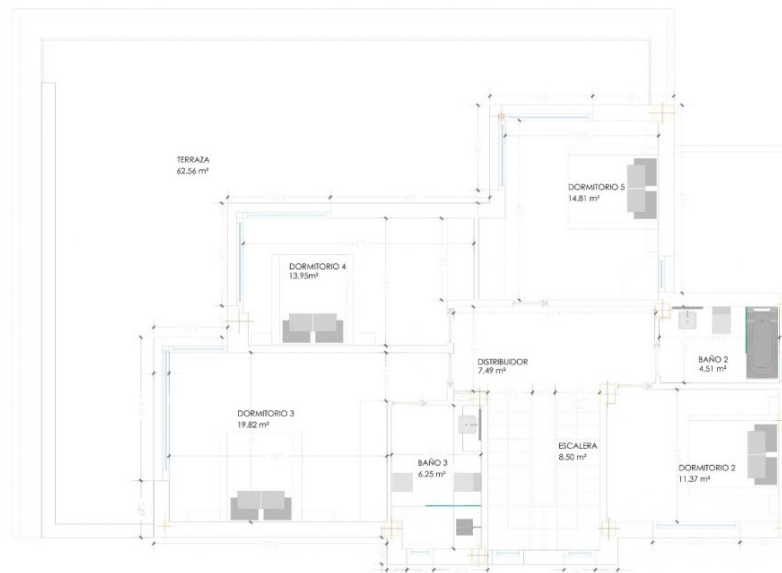
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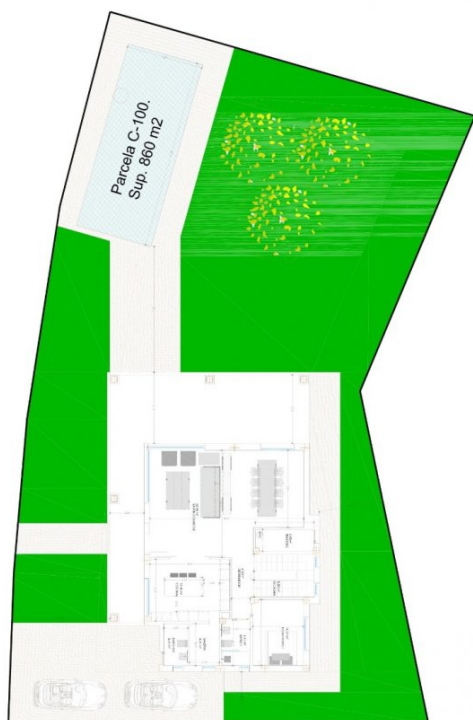
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TOTAL 256,17

SUPERFICIE PARCELA 860,00





***"OUR EXPERIENCE IS YOUR GUARANTEE"***