



4



2



248m<sup>2</sup>



697m<sup>2</sup>



**Property type:** Detached Villa

**Location:** Las Colinas

- ✓ Garden
- ✓ Terrace

✓ Airconditioning

✓ Solarium

This luxury villa is located at Las Colinas Golf & Country resort located near Campoamor and the village of San Miguel de Salinas, 70 km south of Alicante. The golf resort is 330 hectares big and has besides the golf course a private beach club on the beach of Campoamor, a communal swimming pool, paddle fields, a fitness, tennis court, 2 nature trails and a mini supermarket. There are 3 restaurants: An Italian restaurant, a sushi restaurant and a club house with golf shop and changing room with showers. The entire domain is secured with its own security with camera surveillance at the entrance. The villa is located in the Limonero community which has direct access to the golf course. In front there are 2 private parking spaces and a beautiful front garden. Through the front door you enter the large living space with open kitchen, dining area, living room and a separate toilet with sink. The kitchen has all the necessary facilities and appliances (convection oven, dishwasher, microwave, fridge, 4 ceramic hobs and an air extraction system). Behind the kitchen there is a storage room with the necessary connections for the washing machine and dryer. Next to the kitchen there is a terrace with a table and chairs and a fireplace that is accessible through a sliding window. Through a glass walkway over the pool you enter the master bedroom with spacious built-in wardrobes and with private bathroom. Through the sliding window and the terrace at the bedroom you have direct access to the private pool. The large bathroom has a jacuzzi bath, a toilet, large walk-in shower and bathroom furniture with sink. Through the living space you can open the sliding windows completely so that you have direct access to the large terrace with a view of the golf and the sea. Through the terrace you can directly into the private pool that is located under the footbridge over the entire length of the house and can be beautifully lit in the evening. There is a BBQ area that can also be equipped with an outdoor kitchen and a shower. With the stairs up you come to the sun terrace with panoramic views over the golf with a view of the sea. On the ground floor there are 2 bedrooms with double bed and built-in wardrobes with sliding windows that have direct access to the terrace below and the large garden. There is also a bathroom with walk-in shower, toilet, bathroom furniture and sink. In addition, there is a large recreational room (mancave) and there are two large storage rooms where the technical installations for the swimming pool and the heat pump are located. The villa has all the necessary amenities: solar panels, air conditioning, alarm system, home automation system, internet and wifi. The house is sold including the furniture, but excluding the patio furniture and a few typical African pieces of furniture.

Energy certificate: **Pending**

