



Property type : Detached Villa

Location : Orihuela Costa

Area : Los Balcones

Bedrooms : 4

Bathrooms : 6

Year built : 2024

Energy certificate : A

Swimming pool : private

Garden : Private

Orientation : Southeast

Views : Street

Parking : Garage

House area : 225 m²

Plot area : 805 m²

Airport : 60 km

Beach : 2 km

Golf : 5 km

☒ Barbecue

☒ Terrace

☒ Garage

☒ built in ward robes

☒ double glazing

☒ Artificial grass

☒ Condition - Excellent

☒ Outdoor Shower

☒ Not furnished

☒ Utility room

☒ Central heating

☒ reinforced door

☒ fast internet

☒ Barbecue area

☒ Utility Room

☒ Parking

☒ White goods

☒ Basement

☒ balcony

☒ dish washer

☒ fenced plot

☒ Bathroom floor heating

☒ Jardín

Completely renovated RESALE villa which is better than most new builds !!!



This HIGH quality 4-bedroom, 5-bathroom villa is a remarkable find, boasting a garage and 12 x 3 meter pool on an 805m² plot in Los Balcones. The villa features a spacious 51m² living room with an open-plan, high-quality kitchen equipped with Bosch appliances and a wine cooler.

Although a resale, it rivals new builds as it has been fully renovated with top-tier materials. A key benefit of this resale status is the avoidance of the additional 1.5% tax applicable to new constructions. Surrounding the living room are two large terraces that offer views of the private 11x4m pool and the villa's frontage, complete with a mature garden and towering trees. The terraces are accessible via two sliding doors on either side of the living room. In addition to the four substantial en-suite bedrooms, there is a guest toilet, eliminating the need for visitors to use the bedroom facilities. Comfort is a priority, with underfloor heating installed in all four bathrooms. The property also includes a utility room with a washing machine, boiler, and storage space. One of the villa's most significant advantages is its single-level layout. It features a state-of-the-art AIRZONE air conditioning system, providing hot and cold air throughout the house and allowing for independent temperature control in each room. Natural light floods the villa through high-quality, double-glazed German windows, all fitted with electric blinds. The villa's construction spans 225m² and includes an underbuild housing a garage with an electric door, an additional bathroom, a storage room, and a large room with a fireplace, prepped for a kitchen installation. This room, featuring a built-in BBQ, opens directly onto the covered terrace and pool area, which includes a sunny terrace with a solar shower. Vehicle access to the property is via an electric sliding gate, with a separate manual gate for pedestrian entry. The underbuild is currently being completed and will be ready in about 10 days but you can already view this property.

This villa is comfortably located near all amenities in a quiet street without traffic.

The advantage of this being classed as a resale and not as new build is that you save a 1.5 % of the selling price on taxes which is in this case 18.750 euros. Still a nice bonus!!

Book your viewing now as this unique property will generate many potential buyers interested.