



## 3 bedroom Villa in San Miguel De Salinas

Ref: TPS0017

255,000 €



3 Bedrooms    2 Bathrooms    102 m<sup>2</sup> House area    200 m<sup>2</sup> Plot area    Swimming pool: Communal

- ✓ Air conditioning
- ✓ Alarm system
- ✓ Partially furnished
- ✓ White goods
- ✓ Off road parking
- ✓ Solarium
- ✓ Utility room
- ✓ Fitted wardrobes

I am proud to present this exquisite villa located just on the outskirts of San Miguel de Salinas. Consisting of 3 bedrooms and 2 bathrooms. Facing east being built in 2018.

This villa is overlooking the stunning community swimming pool and green areas, in a gated community. There is off road parking at the rear, extra storage cupboards, fixed toldos for shade and a fantastic personal Jacuzzi. Having a surface area of 102m<sup>2</sup> with a private terrace and a private roof solarium of 33m<sup>2</sup>, where you can enjoy the amazing views across the Torrevieja salt lake and towards the sea.

A brief description of the property: from the well maintained front garden and patio area, mostly tiled with artificial grass and mature trees. A perfect place to entertain guests. Entering in to the spacious living-dining room which comes with easy sliding glazed windows along the front of the villa to access the garden. This also lets in plenty of natural light into the property. The modern American style kitchen comes with sleek lined work surfaces, top and bottom units and integrated white goods. On the ground level are two of the double sized bedrooms, both with large built in wardrobes and sliding glazed doors to the garden area. The family bathroom comes with a corner shower unit and touch sensitive lighting on the mirror. Leading upstairs from the metal stair case is the master double with stunning en-suite shower room and walk through wardrobes. Here is a mid-way terrace of 21m<sup>2</sup>, a very secluded part of the villa which takes you to the external stairs to the roof solarium. Fitted with a retractable toldos and solar panelled headed Jacuzzi. Not forgetting about the amazing views to the pool.

The villa also benefits from air-conditioning throughout, electric blinds, recess lighting, tinted windows in the master bedroom, video alarm system, aerothermal boiler, part furnished with an option to have a private swimming pool installed.

There are a few bar/restaurants within walking distance with only a few minutes' drive to the typical Spanish town of San Miguel de Salinas, Villamartin, Campoamor, Los Montesinos with their many fiestas and amenities. You will be only 10 minutes' drive from 5 championship golf courses some being Las Colinas, Villamartin, Campoamor, Las Ramblas and 15 minutes from the La Zenia Boulevard shopping complex and many blue flag beaches of the Mediterranean. Having excellent access to the AP7.

The community fee is €560 per year with the suma being €317 per year.

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