



**Tegund eignar :** Parhús og Raðhús

**Sundlaug :** Nei

**Fermetra stærð eignar :** 586 m<sup>2</sup>

**Staðsetning :** Orihuela

**Stærð lóðar :** 620 m<sup>2</sup>

**Svefnherbergi :** 3

**Baðherbergi :** 2

REFERENCE: 014Property information Impressive villa situated in the village of La Aparecida (Orihuela) A fabulous Spanish village with all services and amenities within walking distance. Orihuela city is only a short drive away (4km), and the well-known Nueva Condomina shopping centre is not far either (14km). The property comprises of a total built area of 620 m<sup>2</sup>, spread out over 4 different levels. The main living areas are located on the ground and first floor; there is then a basement, and a wine cellar in a second basement level—all the floors are connected by a lift.

>Currently, there are 3 bedrooms, with the possibility for extending to a 4th bedroom, 2 full bathrooms and 2 WC's (one is located outside by the pool). The master bedroom has a fabulous walk-in wardrobe. There are two lounges, and a spacious kitchen. The basement has a garage door entrance and parking spaces for various vehicles, with interior access direct to the house. The saltwater pool has the possibility to be closed off for all-year-round use with the option for heating; it also has a counter-current feature for swimming on the spot, as well as two areas with hydro-massage. Located in the basement is a gym with a Finnish sauna with aromatherapy and chromotherapy. The extras in this property are nearly too many to mention! From complete underfloor heating throughout the entire property, ducted air conditioning (with individual control panels in each room), solar panels, right through to all the first-class quality materials used in the construction of the property—this really is a villa that needs to be seen to be appreciated!

**MAIN FEATURES** 620-square-meter house: Basement, ground floor, 1st floor + cellar in 2nd basement. Bedrooms: 3 (with the possibility of extension). Master bedroom: Dressing room. Bathrooms: 2 full, 2 toilets (one outside). Elevator: 3 stops (basement, kitchen on the ground floor, and living room on the 1st floor). Video intercom: Installed on all floors. Living Rooms: 2 spacious lounges. Swimming Pool: Heated with sliding cover, saline purification, aerothermal energy, heat pump, counter-current swimmer, and two hydromassage beds. Gym & Sauna: Finnish sauna with aromatherapy and chromotherapy. Underfloor Heating: Independent control in each room (aerothermal heat source). Air Conditioning: Independent control in each room. Exterior Carpentry: PVC tilt and turn, in wood color. Automated Blinds: Extruded aluminum in wood color. Interior Carpentry: Natural timoe wood. High-Quality Flooring: Porcelain. Music System: Piped music installation. Entrance Door: Double-leaf armored, veneered in engraved wood. Basement: Parking spaces with access from the street and house. Ventilation System: Installed in the basement. Wine Cellar: Located in 2nd basement. Facade: Exposed brick combined with lime in smooth burgundy color. Exterior Window Frames: Natural stone. Solar Panels: Installed for energy efficiency. VIDEO