



Tegund eignar : Parhús og Raðhús

Sundlaug : Nei

Fermetra stærð eignar : 225 m²

Staðsetning : Villamartin

Stærð lóðar : 300 m²

Svefnherbergi : 3

Baðherbergi : 2

This stunning 3-bedroom villa in Villamartin offers luxury and tranquillity. It is located within a gated and secure complex. Situated in the centre of an elevated plot of 300 m² in the neighbourhood of Las Filipinas, overlooking the villas opposite and towards a wooded horizon to the Mediterranean Sea. **OUTDOORLIVING** The garden has a pedestrian entrance gate as well as an electric vehicle gate leading out to a carport covered by a floating pergola. A 2.4-meter-high wall topped with frosted glass panels offers ample privacy. The plot itself is a tiled area that requires no maintenance and at the front of the villa there is space to eat or play table tennis. There is also a sunny corner for sun loungers with a mature palm tree offering shade. An orange and lemon tree in two huge white ceramic pots give a true Mediterranean atmosphere upon arrival. A covered porch protects access to the front door, while to your left is a storage cupboard. Next to this, a staircase descends to the stunning swimming pool. Fourteen meters long, with a jacuzzi area and a variety of multi coloured LED lights for wonderful night effects. The pool is saltwater, with a state-of-the-art heating system for year-round swimming, an LED-lit waterfall, and a balloon at the far end. The surrounding tiled garden has space for sofas, sun loungers and parasols, as well as statues and a variety of large potted plants. Again, a wall with tall frosted glass panels provides complete privacy. This is the perfect area for a quiet swim or to party the night away to the rhythm of the twinkling lights. At the far end of the pool and to the right is a barbecue area next to a covered seating area with a table and stone benches. To the rear is a large room which stores the pool heater, pool pumps and jacuzzi and over 6 m² of additional tiles matching those used inside and outside the property in case of future breakage. **LIVING SPACE** The Semi-Basement: Three sets of French sliding doors lead to adjoining areas of this air-conditioned "fun" part of the villa. To the left is a bar with leather cushions, along with table and chairs, bar stools, wine racks, a beer tap and a wine fridge. To the right is a large rectangular space where the owners currently have a full size pool table, foosball, electronic dartboard and a sofa. At the rear left there is a completely soundproofed cinema room. Buyers will have to provide their own TV and Dolby Atmos sound system, but the pull-out sofa, curtain and director's clapperboard remain. To the rear there is a bathroom and another storage room and to the right is a large bedroom with hot/cold air conditioning. **Ground floor:** The front door opens into a small hallway with access to the left leading to a full bathroom with sink, vanity unit and "waterfall" walk-in shower. Straight ahead is a large open plan lounge, dining room and kitchen. The kitchen is fully equipped with integrated appliances including microwave, two ovens, fridge-freezer, dishwasher, ceramic hob and extractor hood. A black breakfast bar with granite worktop separates the kitchen from a bright and spacious L-shaped lounge. This has hot/cold air conditioning, oil-filled electric wall radiators and three sets of French doors to the outside terrace. To the rear, the lounge leads to an air-conditioned dining room. French doors from the lounge lead out to a long terrace that runs the entire length of the rear of the property overlooking the pool. **The Location:** Villamartin is a very popular holiday resort for especially for golfers. There are three excellent golf courses that are close to each other in the Villamartin area although Villa Martin Golf Course is by far the most established and best known of the three (the other two are Las Ramblas and Campoamor). Villa Martin is a fine championship course and is noted for hosting the 1994 Mediterranean Open. The golf course provides some stunning scenery and is of medium difficulty with excellent quality greens. The Campoamor and Las Ramblas golf courses are close by and are just a few minutes' drive away. The renowned Villa Martin Plaza has a great selection of bars, shops and restaurants and is the ideal spot for that "special night out". This beautiful central square has a bank, supermarket, shops, cafes and some excellent restaurants. The gardens are very picturesque, look closely and you will notice the naked lady golfer statue. Close to Villamartin are numerous un-crowded beaches with magnificent views over the sparkling blue Mediterranean and the "white sand" that are typical of the Costa Blanca. The beaches along the coastline close to Villamartin are Playa Flamenca, La Zenia, Cabo Roig, and Campoamor. All of these beaches and all the other major beaches along this part of the Mediterranean coastline are regularly awarded the European Blue Flag which is your guarantee of high standards and facilities for the whole family. Villa Martin is situated about 8 kilometres south of the bustling town of Torrevieja on the southern Costa Blanca and is just a short drive from the motorway (AP-7).