



**!tipo\_vivienda :** Boliger

**Swimmingpool :** Nej

**Bebygget areal :** 80 m<sup>2</sup>

**Beliggenhed :** Los Altos

**Værelse :** 2

**Badeværelse :** 1

Charming semi-detached villa in La Ciñuelica, just 2 km from the beach. Enjoy the tranquility of a residential area close to all amenities and facing south, ideal as a permanent or second home. Main features: Area: 80 m<sup>2</sup> built | 75 m<sup>2</sup> usable area (all on the ground floor) Layout: 2 bedrooms + 1 full bathroom Spacious living-dining room with open-plan kitchen Private terrace and large sun terrace with sea views and a jacuzzi Vehicle entrance on the plot + storage room under the stairs 2x communal pools Fully furnished and equipped home Climate control: air conditioning and ceiling fans Fees: Community fees €400/year | Total fee €235/year Located in the La Ciñuelica residential area (Orihuela Costa), just a 5-minute drive from the beaches and all essential services. Built in 2004 and in excellent condition. A unique opportunity to acquire a practical and well-located home. Contact us for more information or to schedule a viewing.