



**Property type :** Townhouse

**Location :** Torrevieja

**Bedrooms :** 3

**Bathrooms :** 2

**House area :** 82 m<sup>2</sup>

**Plot area :** 200 m<sup>2</sup>

Wonderful villa located in the IRIA residential area of Aguas Nuevas, sector 25. Just minutes from the center of Torrevieja and its beautiful beaches. The villa is located in a quiet area, close to amenities, schools, a sports center, a Mercadona supermarket and shopping center, bars, pharmacies, a bus stop, and other services. The property is spread over two floors plus a habitable basement. It has 136 m<sup>2</sup> of built area and 82 m<sup>2</sup> of usable area. On the main floor, there is a beautiful living-dining room with air conditioning, access to a partially glazed porch, a separate, equipped kitchen, a closed gallery, a double bedroom, and a full bathroom. On the second floor, there are two bedrooms, both with access to a balcony, but only one of them has access via a staircase to the private solarium overlooking the complex. Air conditioning in several rooms. It includes a habitable basement of approximately 60 m<sup>2</sup>, with a dining room, kitchen, bathroom, and 3 bedrooms. It also offers the possibility of parking the car within the plot, and there is also a closed garage available. Storage room. Communal pool. Southwest facing.