



**Tegund eignar :** Parhús og Raðhús

**Sundlaug :** Nei

**Fermetra stærð eignar :** 495 m<sup>2</sup>

**Staðsetning :** Orihuela

**Stærð lóðar :** 9480 m<sup>2</sup>

**Svefnherbergi :** 5

**Baðherbergi :** 3

Exclusive villa in Orihuela with private plot and agricultural profitability. In the heart of the Costa Blanca lies this magnificent property, a villa that perfectly combines elegance, spaciousness, and interesting investment potential. With a constructed area of 495 m<sup>2</sup> spread over three floors, the house is integrated into a 1,000 m<sup>2</sup> private residential area with a pool and barbecue area, within a fully fenced 9,480 m<sup>2</sup> estate that guarantees maximum privacy. One of its greatest attractions is its agricultural production of Verna lemons, with traditional irrigation, which provides an approximate annual income of between €15,000 and €20,000, making the property a solid investment that combines the charm of the countryside with profitability. The villa offers spacious and bright spaces designed for comfort. The basement includes a large garage with capacity for several vehicles, a gym with a shower, a leisure and DIY area, and a spare room with a dressing room and shoe rack. The ground floor houses an elegant living room, a fully equipped separate kitchen with a pantry and laundry room, a bedroom with a built-in wardrobe, a bathroom with a shower, and an office with access to the terrace. On the first floor, the master bedroom has a private balcony, a dressing room, and an en-suite bathroom with a whirlpool tub, along with two additional bedrooms and a second full bathroom. The property is equipped with all modern amenities: ducted air conditioning, central heating with water radiators, fiber optics, grilles, and mosquito nets on all windows. Outside, the private pool, illuminated gardens, and an outbuilding with a barbecue, oven, and sink are perfect for outdoor gatherings. An additional shed houses the air conditioning system, the boiler, and the fuel tank. Both the main entrance and the garage access have motorized systems for added convenience. Its location is unbeatable: just 5 minutes from the town centers of Orihuela and Bigastro, and 5 kilometers from the Ociopía shopping center, surrounded by high-end homes and with easy access to supermarkets, restaurants, and all necessary services. It is just 30 minutes from the beach. In short, this is a unique property on the Costa Blanca, offering an exclusive lifestyle, surrounded by nature and tranquility, with the added value of a profitable investment. We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Elda, Monovar, Pinoso, Sax, Villena, Aspe, Fortuna, Albacete and many more surrounding areas. We have been established since 2004 and have decades of experience between the team which we bring to bear to help you find and secure your new dream home. We help you every step of the way to make sure your purchase in Spain is safe and hassle free. We are not here to sell you a property, we are here to help you realise your dream and find what is right for you. With us you are in the safest hands. Contact us now to have a no obligation chat about how you too can realise your dreams.