



**Email:** rolandcbpropertysales@gmail.com

**Phone:** +34 966490931

Villa for sale

Villa For Sale

Villa for sale

Price: €650,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 311<sup>2</sup>

M2 Plot: 944<sup>2</sup>

M2 Terrace: -

Address: El Campello, Alicante

Modern villa, second line to the sea, with panoramic sea views. Villa Patricia is an exciting new-build project consisting of a high quality, contemporary-style villa that will be constructed to the highest standards, with modern specifications and installations. The villa design blends perfectly with the local environment and it affords plenty of outdoor living space, including a large 23m<sup>2</sup> covered terrace and a solarium of 65 m<sup>2</sup> with amazing views. In addition, there is an under-build of 115 m<sup>2</sup>, which is designated for use as a secure underground car parking facility, plus storage space. The price includes a private swimming pool. The plot is found in the exclusive residential area of Coveta Fuma, at the northern end of the popular coastal town of El Campello. There is a beach within 60m, which can be accessed via a short path leading directly from the property. Access to the N332 national road is only 1.5 km, giving access to other coastal towns and to Alicante which takes just 15 minutes.- Key points:- Distance to beach 60m- Distance to shops 2.4km- Distance to town 6km- Distance to airport 32km- Ground floor will consist of spacious open plan living/dining/kitchen area with glazed doors leading out to a large covered terrace and the pool terrace, a guest toilet and a double bedroom with built-in wardrobes, an en-suite bathroom and a private covered terrace.- First floor will consist of two double bedrooms with built-in wardrobes sharing a spacious bathroom and the master bedroom with dressing area and a large en-suite bathroom with both bath and shower. On this level there are also two open terraces with wonderful views.- Villa specification:- Private swimming pool - Type infinity.- Low maintenance garden with artificial lawn, plus gravel surfacing and trees.- Garden terrace area with same porcelain tile surfacing as interior -anti-slip.- Ambience garden lighting.- Optional Barbecue kitchen.- Rainwater storage and recycling system.- Automatic irrigation system.- External double brick walls with cavity rock wool (or similar) wall insulation.- Aluminum exterior carpentry finish with stainless steel.- Thermo-insulated windows with aluminium framed, glossy stainless steel finish (24 mm). Glass in sun block filters. Handles with elevating elements in stainless steel surrounds for maximum acoustic and thermal insulation.- Electrically operated window blinds in insulated aluminium in similar colour and finish.- Security front door.- Domotic system.- Pre-installation for a ducted air conditioning system.- Under-floor heating in all bathrooms.- Built-in, fully fitted and lined wardrobes in all bedrooms.- Parquet flooring in bedrooms.- Interior walls finished in a smooth white plaster finish. Interior plastic soft-shine white or coloured painting.- Kitchen: High Gloss white

furniture with invisible handles,  
breaks in cupboard areas and integrated appliances.- Bathrooms with Porcelanosa showers,  
porcelain veneers in color (3,5m); recessed rainfall shower fittings, wall  
spray taps and shower handles. Shower floor with anti- slip porcelain tiled  
floors and integrated drainage system. Wall finish in a combination of tiled  
materials, natural stone and stainless steel.- Aerotermia HVAC system for hot water with deposit- Lighting  
by Legrand Niloe.- Hidden led lighting in living room and bedrooms.- Halls and stairs with low led lighting  
and presence detector.- For further information and details about this wonderful opportunity please do not  
hesitate to contact us.

