



## Detached Villa for sale in La Mata, Torrevieja

660,000 €

Reference: R4851685 Bedrooms: 3 Bathrooms: 4 Plot Size: 154m<sup>2</sup> Build Size: 230m<sup>2</sup> Terrace: 54m<sup>2</sup>





## Costa Blanca South, La Mata

Exclusive villas located in "La Manguilla" area, between "La Mata" and "Cabo Cervera" in Torrevieja, inhabited by Nordics, Swedish and Norwegian, and made up of low-rise properties and few saturated. Villas are 140 m from the sea, 250 m from Cabo Cervera Beach and 350 m from La Mata Beaches. Several of the best restaurants of the area are in a radio of 200 m and several service areas are 350 m far. The housing construction is made up of ground floor, first floor, basement and solarium. House n° 1 has 230 m<sup>2</sup> built, 175 m<sup>2</sup> of housing and 55 m<sup>2</sup> of solarium and house n° 2 has 245 m<sup>2</sup> built, 184 m<sup>2</sup> of housing and 61 m<sup>2</sup> of solarium. Furthermore, both have private pool with cervical stream, private plot, terraces, parking lot and solarium with jacuzzi and bar top. With a modernist style, very lighted, with clear sea views, housings have large spaces: Living-dining-kitchen area, 3 bedrooms (2 of them with suite bathroom), 4 bathrooms and diaphanous area in semibasement totally finished, which use can be chosen (until complete for instance, a housing with 5 bedrooms, 4 bathrooms, 2 living rooms, or to have a Gym area, winery, large TV room...) The semibasement natural light entrance is made through large windows into a patio with direct light which separates both housings.

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The main housings characteristics are:

- Private salt water pool and cervical stream.
- Private solarium – chill-out area, with jacuzzi of heated water, bar top, water and electricity installation, walkable flat floor finished with rectified porcelain ground of high-quality on air chamber.
- Garden area in plot with first quality artificial grass.
- Facade and plot lighting completely installed.
- Parking area in plot.
- Irregular non-polished Paladiano-Travertine stone details on facades.
- Spiral stairway to the solarium with widen square footprint.
- Finished materials carefully selected.
- Indirect colour LED lighting in living-room.
- LED lighting in bathrooms, halls, stairs and basement.
- Underfloor heating on ground floor and first floor bathrooms.
- Air conditioning pre-installation with ducts in ground floor and first floor.
- Split air conditioner pre-installation in basement.
- Stoneware porcelain floor on ground floor, basement and laminate flooring on the first floor.
- Two suite bedroom with bathroom on the first floor, in each housing.
- PVC windows with antivandal glass, UVA rays filter, acoustic insulation and motorized shutters.
- Anti-impact glass on all terraces.
- Hybrid airing system in all the housing for a better conditioning.
- Aerothermal for A.C.S.
- Electric pre-installation for blinds on large windows.
- Ten-year insurance guarantee against hidden defects and surety of amounts delivered during the construction.



## Features:

### Features

Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Jacuzzi  
Bar  
Basement

### Setting

Beachside  
Close To Sea  
Close To Shops

### Kitchen

Kitchen-Lounge

### Parking

Private

### CO2 Emission Rating

B

### Climate Control

Pre Installed A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

New Construction

### Garden

Private

### Category

New Development

### Views

Sea  
Panoramic

### Pool

Private

### Security

Entry Phone

### Energy Rating

C