



## Vrijstaande Villa te koop in San Miguel de Salinas, San Miguel de Salinas

675.000 €

Referentie: R4921849 Slaapkamers: 4 Badkamers: 4 Perceelgrootte: 272m<sup>2</sup> Terras: 139m<sup>2</sup>





## Costa Blanca South, San Miguel de Salinas

We are proud to present this exclusive top of the range independent villa with spectacular uninterrupted sea views. If you are looking for a home that is high tech and walk in ready, then book your viewing for this amazing property today!

As we enter the villa straight into the open plan kitchen/living room you will immediately notice how bright and spacious it is. The 60m<sup>2</sup> living area has a raised ceiling of 3.5m and has large panoramic sliding doors across the back, which allows you to fully enjoy the amazing sea views. The doors lead out to a large covered terrace and the beautiful newly fitted heated infinity pool with lights and electric cover. Down a few steps to the back of the pool there is a cosy deck where you can sunbathe until the sun goes down. Back inside to the sleek modern kitchen you will be wowed by the technology this villa has. All the appliances are top of the line and can be controlled by your phone, through WiFi Home Connect. That includes the built-in oven, microwave, dishwasher, induction hob, extractor fan and even the coffee machine! All appliances that are built in, will remain. There is even a hidden pop-up plug stand built into the island. Beside the front door are hidden storage cupboards, ideal for coats, shoes and much more.

As we continue to explore this level you will find a separate large fully tiled cloakroom and the bright master bedroom with a large dressing area and a sleek master ensuite with double sinks and glazed walk-in shower. Large sliding doors in the master bedroom lead out to the rear garden with a grassed seating area.

As you walk down the stairs, you immediately arrive at the second living room, currently being used as a home gym and play area for children. Patio doors lead out to a lovely courtyard area which is also accessed via all the bedrooms. On this level there are 3 more fabulous bedrooms to explore. The first is currently being used as a spacious office. The next bedroom has built in wardrobes, patio doors to the courtyard and a high end modern ensuite. The last bedroom is a beautiful suite, comparable to a 5 star hotel room, with endless fitted wardrobes, a gorgeous ensuite with freestanding bath and walk-in shower, as well as patio doors off the bedroom leading to the afore mentioned courtyard. But that's not all there is down here, leading off the living room is a very spacious laundry and utility room which also gives access to an enormous storage room. Throughout the house there is hot and cold air conditioning which can be controlled in 5 different Daikin air zones by the control panels or by your phone.

This stunning villa has even more to offer: Top of the line water softener has been fitted throughout, including the swimming pool. The main level living room has a pellet warmer to help create those extra cosy nights. There are mosquito nets and electric shutters throughout the entire property. Every bathroom has radiators, underfloor heating and extractor fans. The electric gate leads to the private driveway with parking for 3 cars and a brand new unused electric car charger. The pedestrian gate has a video doorbell with internal opener. Up on the 60m<sup>2</sup> solarium you will find 22 solar panels. New privacy fencing has been installed. Exterior lighting and 5 security camera points around the property.

This luxury villa really is walk in ready and is waiting to wow you! This stunning villa is less than a 5 minutes' drive from the vibrant town of San Miguel de Salinas where you can find all the amenities that you require. Sought after Spanish schools, 24hr medical centre, church square, banks, pharmacies, municipal pool, football ground and a fantastic selection of local and international bars and restaurants. As a Spanish town it celebrates the many colourful fiestas throughout the year and there is a weekly produce market on a Wednesday. If golf is on your agenda, then you will not be disappointed with the award winning Las Colinas golf course only a few minutes' drive, and a further 4 prestigious golf courses less than a 10-minute drive. The fabulous sandy coast line of the Orihuela Costa is 12 minutes away by car



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as is a very popular and large shopping mall, Zenia Boulevard, where you can shop to your hearts content.

Community Fees: €39 / monthly. Basura Tax: €75 / annually. IBI Fees: €770 / annually