



## Overview

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|--------------------------|---|
| <b>Ref no:</b>           | 91444   |
| <b>Status:</b>           | For sale  |
| <b>Type of purchase:</b> | New build   |
| <b>Type:</b>             | Villa   |
| <b>Location:</b>         | Los Balcones<br>Torrevieja                          |
| <b>Bathrooms:</b>        | 3   |
| <b>Bedrooms:</b>         | 5   |
| <b>Orientation:</b>      | South-West  |
| <b>Year built:</b>       | 2024  |
| <b>Area:</b>             | 223 m <sup>2</sup>                                  |
| <b>Plot size:</b>        | 400 m <sup>2</sup>                                  |
| <b>CEE:</b>              | In process  |
| <b>Price:</b>            | <b>695 000 €</b><br>(+ 12 - 13 % tax and legal fee) |

## Exceptional new villa for sale in Los Balcones

Situated in a privileged location in the heart of the Los Balcones residential area, this magnificent newly built villa offers elegant Mediterranean design with a focus on outdoor living, perfectly complemented by state-of-the-art technology and the highest standards of construction and finish.

The architectural design of the property has been designed to maximise sunlight and magnificent views from all windows and terraces to create an exceptional living experience.

### FEATURES OF THE PROPERTY:

Panoramic views of the mountains, city and salt lake from the first floor.

Underfloor heating and air conditioning.

High quality aluminium windows with motorised shutters in all rooms.

Modern design kitchen with electric appliances.

Fully fitted modern bathrooms.

Quiet top location in Los Balcones, within walking distance of bars and restaurants and only a 5 minute drive to the sandy beaches and 10 minutes from Torrevieja town centre and Zenia Boulevard.

### ROOM DETAILS:

**Ground Floor:** Open plan living area overlooking the pool, open plan kitchen with island and work area, master bedroom with en-suite bathroom, double bedroom and guest toilet with shower.

**First floor:** A second master bedroom with en-suite bathroom and private terrace.

Basement: Two double bedrooms, a guest bathroom with shower and a utility room.

Outside: Large poolside veranda terrace, parking, pergola barbecue dining area, sun terrace and attractive landscaped gardens surrounding the property.

**Airport:** 30 min **Beach:** 3 km **Golf:** 5 km **Shop:** 500 m **Restaurant:**  
500 m

## Property specifications

Closed community - Pool - Private pool - Seaview - Security alarm - Rental potential - Security door - Roof terrace -  
Terrace - Parking - Barbecue - Automatic gate - Balcony