



## Overview

<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 Torrevieja
<b>Bathrooms:</b>	4
<b>Bedrooms:</b>	5
<b>Orientation:</b>	South-West
<b>Year built:</b>	2025
<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>749 000 €</b> (+ 12 - 13 % tax and legal fee)

## Exclusive Architect's House in Los Balcones - New Villa in High-Quality Construction

### Property Description

Located in a central position within the residential area of Los Balcones, this newly built villa features modern Mediterranean design. The architecture emphasizes bright, open living spaces and comfortable outdoor areas. State-of-the-art home technology and high-quality construction ensure a high level of comfort.

### Features

- Panoramic views of mountains, city, and salt lake (first floor)
- Underfloor heating and air conditioning with highly efficient heat pump technology
- Open kitchen with island and work area, equipped with high-quality appliances
- Fully equipped bathrooms
- Quiet location – only a few minutes' walk to bars and restaurants
- 5 minutes by car to the beaches, 10 minutes to Torrevieja city center and Zenia Boulevard

### Layout

#### Ground Floor:

Open living area with pool view, open kitchen with island and work area, equipped with high-quality appliances, master bedroom with en-suite

bathroom, second double bedroom, and guest bathroom with shower.

#### First Floor:

Second master suite with private bathroom and balcony terrace.

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#### Basement:

Two double bedrooms, guest bathroom with shower, utility room, and a approx. 35 m<sup>2</sup> multipurpose room, ideal for home cinema, gym, or hobby room. All basement rooms feature large windows, providing natural light and a bright, pleasant atmosphere.

#### Outdoor Areas

Terrace with pool view, low-maintenance Mediterranean garden, automatic driveway, roof terrace, private parking space.

#### Location

The villa is located in a quiet and central residential area of Los Balcones, surrounded by other villas.

**Airport:** 45 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 - Automatic gate - Balcony - Dishwasher - Air conditioning - Wi-Fi