



**Property type :** Villa

**Location :** Polop

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2024

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Garage

**House area :** 192 m<sup>2</sup>

**Plot area :** 205 m<sup>2</sup>

**Solarium area :** 63 m<sup>2</sup>

**Airport :** 45

**Beach :** 15

**City :** 5

**Golf :** 15

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ Garage

✓ Solarium

✓ Mains Sewerage

✓ Mains Electric

✓ Solar Power

✓ Fenced Plot

✓ Basement

✓ White Goods

✓ Mains Water

✓ Double Glazing

✓ Alarm System

✓ Terrace

✓ Furnished

We are proud to present this amazing detached villa well located on the gated urbanization area of Polop Hills Residential, a unique natural environment overlooked by the Ponoig mountain and with stunning views of the mountains, villages and the sea. The Residential area has a large community swimming Pool and guest area. The gardens and Villa are all on one floor, with the garage and basement below, and is the top property on the residential, offering the best views across the Valley.

The Villa comes fully fitted, and includes all the Furniture, fixtures and fittings as seen in the photos. The Villa is completely ready to move straight into!

On entering the Villa, we have a large living area looking out over the Pool and the coast, and a modern, fully equipped kitchen. Your new space has modern built-in appliances, including a washing machine, oven, hob, extractor fan, fridge freezer and a dishwasher.

This Villa has three large double bedrooms, the front bedroom having an ensuite bathroom and built in wardrobes. The other two double bedrooms also have built in wardrobes, and all three bedrooms have warm and cold air conditioning. The entire Villa is equipped with ducted air conditioning, supplying both warm and cold air, to maintain the perfect temperature throughout the year. Also included is an interior alarm, so you feel safe and comfortable at all times. The Villa has a fiber optic Internet installation and has great phone coverage.

Outside the Villa we have a private Pool with views across the valley, and areas to sit and relax with shade from the midday sun. The Villa has a large open Solarium with the best views across the Mountains and the coastline.

Downstairs we have a large double garage and basement, with a room for the Pool pump and filter, and another room housing the hot water heater for the Villa.

This amazing area has the potential of becoming more living accommodation, or further bedroom or games room whilst keeping enough room for two large cars to be parked safely.

The fantastic location is another benefit of the Villa, Just 3 kilometers from La Nucía and the Camilo Cano sports center, you will have access to all kinds of services and activities. If you like sports, get ready to enjoy first-class facilities, as well as children's areas, common areas and a gym to keep you fit.

The Villa has a Solar system for reducing the electricity bills through the year, and has additional parking spaces in front of the property.

Please contact us for further details.