

Villas Fox  
Established 2014  
(0034) 965 720 198








# REF 1529

**LAS COLINAS GOLF AND COUNTRY CLUB LUXURY  
3-BEDROOM MADROÑO VILLA**

## 995,000€



Town (municipio)	Zone (zona)						Size m2	Plot (parcela) m2	Comm Fees (gastos com)	Year (año)	Kwh /m2 año	KgCO2 /m2 año
Orihuela Costa	Las Colinas Golf	3	2	✓	✓	NE	175	871		2020	B	B

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## AMENITIES AND FEATURES

- ✓ 10 minutes drive to the beach
- ✓ 360 degree virtual tour or photos available on our website
- ✓ Air-conditioning (ducted, untested)
- ✓ Electric blinds
- ✓ Exterior Lighting
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Garden
- ✓ Great views
- ✓ Northeast-facing
- ✓ Partially-furnished (some items are not be included - please ask for more details)
- ✓ Private parking for two cars
- ✓ Summer kitchen with dining area
- ✓ 2 airports within 45 minutes drive
- ✓ A video of this property is available on the Villas Fox Youtube Channel
- ✓ Direct listing with Villas Fox
- ✓ Electric Hot Water
- ✓ Fibre-optic internet available in this area
- ✓ Garage
- ✓ Gated community
- ✓ Near golf courses
- ✓ Open-plan kitchen
- ✓ Pool (private)
- ✓ Solarium (private)
- ✓ Terrace

## DESCRIPTION

A 3-bedroom luxury villa on three levels with private pool barely begins to describe the wonders of this magnificent property located on the prestigious Las Colinas Golf and Country Club, Orihuela (between Mil Palmeras beach resort and the traditional town of San Miguel de Salinas). With private solarium, ample gardens, integral garage, infinity-style pool overlooking the golf course and many luxurious touches...this is a very special villa indeed! Two double/twin rooms and a family bathroom are located on the ground floor, with an elegant staircase with feature window leading to the main bedroom and en-suite bathroom, and walk-in wardrobe on the upper floor. The main bedroom offers a superp private terrace for you to relax and admire the view from, and there is also access from the landing to the solarium terrace which offers a large private space for sunbathing and just chilling out! We will allow our photographs and video presentations to do the rest of the explaining, but even so you must visit this splendid property yourself to fully appreciate it. So call us today to arrange a viewing! Offered at a very realistic price which will surely attract a lot of attention! Las Colinas Golf and Country Club is an award-winning golf course and development, set amongst the pine forests of the Sierra Escalona nature reserve. It offers top facilities and amenities including excellent restaurants, bars, golf shop, sports and health club, racquet club, tennis and padel academy, scenic trail and mini-market. Most of all, Las Colinas presents a tranquil oasis close to the white sand beaches of the Costa Blanca, where relaxation and enjoyment are inevitable, especially when you can call a villa like this your home!

## IMPORTANT INFORMATION

Please note that prices shown are exclusive of sales tax (in Alicante 10%, or 8% for Spanish buyers under the age of 35) and notary, registry and solicitor costs (typically 2,500-4,000 euros). If the property is a new-build (obra nueva) an additional 1.5% AJD tax is payable. All information given is a guide only. Properties can be reserved by payment of a reservation deposit, and signing of a reservation contract. Any furniture or electrical items included in the sale are sold as second-hand items without guarantee unless otherwise stated. The prices are INCLUSIVE of agent fees, ie the buyer does not pay an estate agency fee when purchasing with Villas Fox. We are proud members of APIAL (Asociación de Agentes de la Propiedad Inmobiliaria y Agentes Inmobiliarios de la Provincia de Alicante) which is an official register of professional estate agents that are properly insured, qualified, experienced and fully legal, for your protection.