



**Property type :** Villa

**Location :** Torrevieja

**Bedrooms :** 3

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Views :** Sea views

**Built surface :** 230 m<sup>2</sup>

**Plot surface :** 227 m<sup>2</sup>

✓ Solarium

✓ Pre-air conditioning

**VILLA ON THE SHORES OF LA MATA BEACH - TORREVIEJA!**

Exclusive villa located between "La Mata" and "Cabo Cervera", the distance to the sea being 140 meters from the villa and 250 meters from the bathing beach of "Cabo Cervera" and 350 from the beaches of "La Mata". Several of the best restaurants in the area are located within a radius of 200mts and several service areas within 350mts.

The house is composed of a ground floor, first floor, basement and solarium. With private saltwater pool with jet for cervicals, private plot, terraces, surface parking and solarium with Jacuzzi and bar counter.

Modern style villa, very bright, with unobstructed views of the sea, it has large spaces: Living room-Dining room-Kitchen, 3 bedrooms (2 of them with bathroom-suite), 4 bathrooms and open space in a fully finished semi-basement, whose use can be chosen by the buyer, (until completing, for example, a house with 5 bedrooms, 4 bathrooms, 2 living rooms, or have a GYM area, wine cellar, large TV room ...)

The entrance of natural light to the semi-basement is done through large windows to a patio with direct light that separates the houses.

In addition, the villa is delivered with:

- Garden area on a plot with top quality artificial grass.
- Fully installed facade and plot lighting.
- Parking area on the plot.
- Unpolished irregular Paladian-Travertine natural stone details on the facades.
- Stairs going up to the spiral-type solarium with a wide square footprint.
- Underfloor heating in ground floor and first floor bathrooms.
- Pre-installation of Air Conditioning through ducts on the ground and first floors.
- Pre-installation of Air Conditioners by splits in the basement.
- PVC windows with vandal resistant glass, UVA filter, acoustic protection, and motorized blinds.



