



**Art der Immobilie :**  
Freistehende Villa

**Schwimmbad :** Nein

**Hausbereich :** 104 m<sup>2</sup>

**Standort :** Guardamar del Segura

**Grundstücksfläche :** 300 m<sup>2</sup>

**Schlafzimmer :** 3

**Badezimmer :** 2

- ✓ Fußbodenheizung (Badezimmer)    ✓ Alarmsystem    ✓ Voll möbliert
- ✓ Klimaanlage (kühlen / heizen)    ✓ Bad

We are delighted to present this modern villa in El Raso, built in 2019, offering a stylish home and fantastic outdoor areas that will make you long for sunny days and starry nights. The villa boasts a spacious, private garden with its own heated pool – perfect for both relaxation and fun in the sun. With plenty of space for sunbathing and a convenient pergola for when you need some shade. Your car can be parked safely on the property, and the enclosed area ensures complete privacy. Bright and modern interior design. Inside, you'll find a bright, open living room with a modern design and large windows that invite in natural light and create a seamless connection to the garden. The kitchen is well-equipped and includes a practical kitchen island, functioning as the perfect gathering spot when family and friends are over. The kitchen and dining area blend together into one large, cozy space. On the ground floor, there is also a spacious bedroom with an ensuite bathroom. Here you'll have two sinks and a roomy shower cabin. Additionally, there is a guest toilet, making everyday life a bit easier. Spacious first floor with terraces and rooftop. The elegant staircase takes you up to the first floor, where you will find two additional large bedrooms, both with built-in wardrobes and plenty of natural light. There is another bathroom with double sinks and a shower cabin, perfect for the family's needs. From the first floor, you have access to two fantastic terraces, and a staircase leads further up to the villa's impressive rooftop terrace. Here, you can enjoy uninterrupted panoramic views, create small outdoor oases, or even set up an outdoor kitchen – the possibilities are endless. This is an ideal spot for family holidays, where you can be together but also find peace to enjoy the private spaces. Modern comfort and convenience. The villa is equipped with underfloor heating in the bathrooms, as well as air conditioning via a central system, which can both cool and heat the home, ensuring comfort year-round. The windows in the bedrooms have electric shutters, making it easy to darken the rooms as needed. The house is sold almost fully furnished – ready to become your new home! Fantastic Location in El Raso. El Raso is a peaceful area with plenty of new modern developments, as well as older homes in a traditional Spanish style. You are just 37 km from Alicante Airport, making travel to and from the area easy. The Sunday lemon tree market is close by, and you can enjoy a short walk there without having to worry about parking. Additionally, you are only 1 km from restaurants, a bazaar, and a pharmacy, and just 5 minutes' drive from Consum Supermarket. If you want to enjoy the beautiful beach of Guardamar del Segura, you can be there in under 10 minutes by car. This beach is just perfect! Book a viewing of this wonderful house and get a taste of your dream holiday home. Plot 300 m<sup>2</sup> Build ground floor 64 m<sup>2</sup> Build 1st floor 40 m<sup>2</sup> Terrace 1st floor 29 m<sup>2</sup> Roof terrace 43 m<sup>2</sup> Total built 176 m<sup>2</sup>