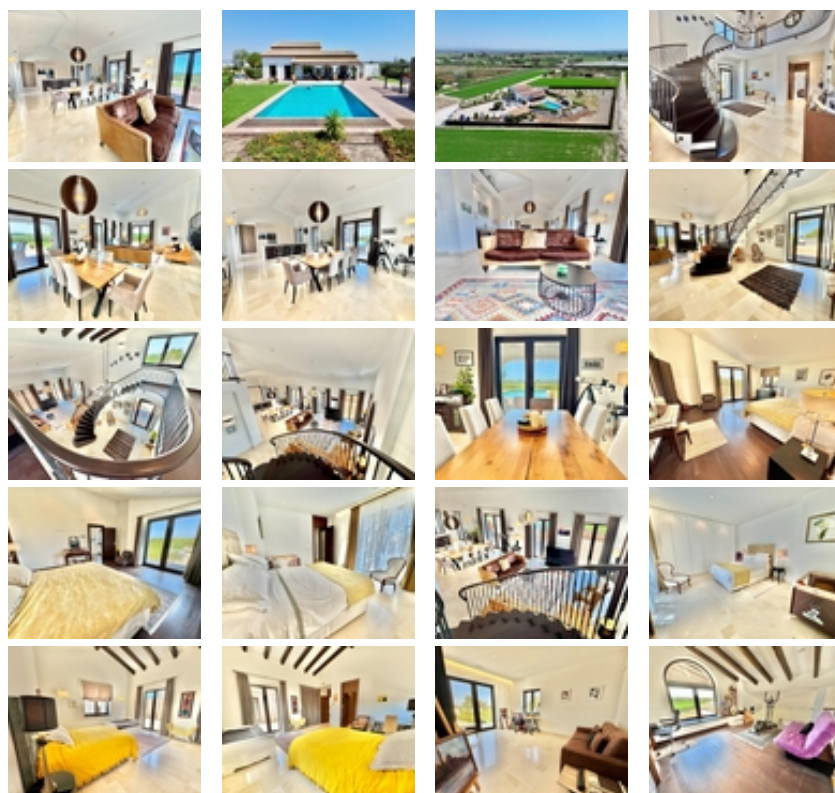


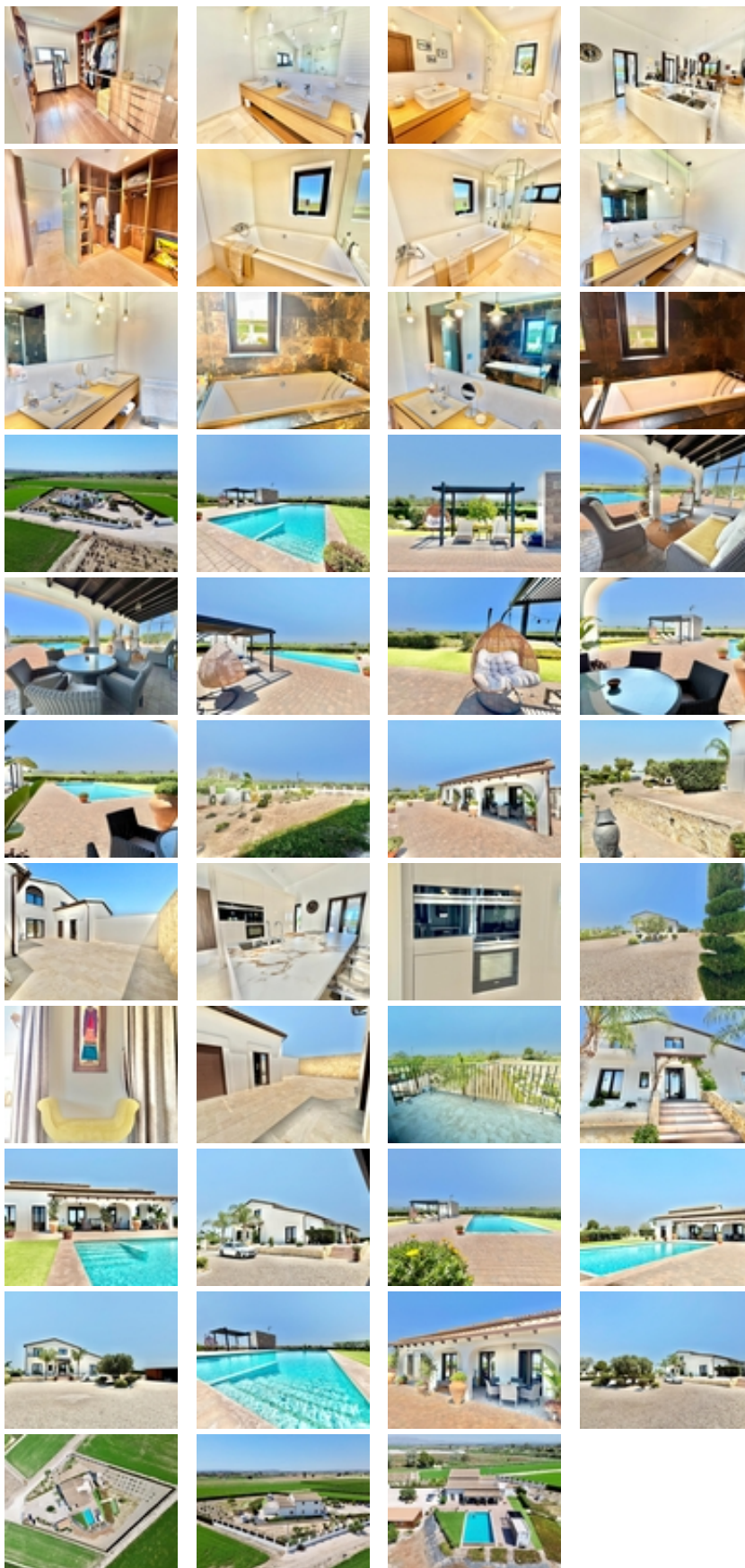


Ref. N:16-NOR5DO/4927

€ 1 150 000

- Bedrooms: 4
- Bathrooms : 3
- S: 425m²
- Land: 21300m²
- Design and Interior
 - built-in wardrobes
 - Telephone
- Layout and decoration
 - Air conditioner
 - Storeroom
 - Laundry
 - Storage room
 - Floor heating
- Territory
 - Alarm
 - Barbacue area
- Distance





Exceptional Eco-Efficient Certified Passive House Villa in Dolores~This eco-efficient certified Passive House villa offers 4/5 bedrooms, including two master en-suite suites, plus a family bathroom. With 425 m² of built space on a 21,000 m² plot, it combines sustainable architecture, high energy performance, and luxury living, centred around an expansive

open-plan lounge. This generously proportioned space features high ceilings, abundant natural light, and a striking feature staircase, connecting the property across two floors while seamlessly linking the lounge, dining area, and designer kitchen.~The villa includes a private courtyard, perfect as a children's play area, outdoor gym, or stylish BBQ space, providing a secluded extension of the home.~~Certified Passive House Standard~Constructed and certified to the internationally recognised Passive House (Passivhaus) standard, this villa exemplifies ultra-low energy use, exceptional comfort, and superior indoor air quality. Certification ensures the building is designed, built, tested, and verified to meet strict performance criteria, not just built with high-quality materials.~~Key features include:~~Very high insulation and thermal-bridge-free design, keeping the home warm in winter and cool in summer~~Airtight construction, verified by blower-door testing~~High-performance triple-glazed windows and doors, optimally oriented for solar efficiency~~Mechanical ventilation with heat recovery (HRV), supplying fresh, filtered air while recovering up to 90% of energy~~Continuous filtered air circulation without opening windows, eliminating mosquitoes and other insects while maintaining optimal comfort and air quality~In practice, this ensures stable indoor temperatures year-round and drastically reduced energy bills (70–90% less than conventional homes) in a quiet, draft-free environment.~~Interior Layout & Living Spaces~The open-plan design links the kitchen, dining, and lounge areas, flowing naturally from the recibidor (hall). Upstairs are Master Bedroom 1 and Bedroom 5 / Office, while the ground floor houses Master Bedroom 2, Bedrooms 3 and 4, and a spacious family bathroom.~Both master suites feature private ensuite bathrooms and walk-in wardrobes, offering flexibility for family living, guests, or remote working. The designer kitchen is bright and fully equipped, combining style and function. The lounge opens through panoramic glass doors onto the terrace and garden, creating a seamless indoor-outdoor lifestyle. The entire ground floor is wheelchair accessible.~~Smart Technology, Security & Sustainability~The villa features a state-of-the-art smart home system, controlling lighting, temperature, humidity, and ventilation. Mechanical ventilation with heat recovery ensures fresh air circulation, while high-performance insulation and triple-glazed windows optimize energy efficiency. Security is enhanced with a remote-controlled alarm and camera system.~~Outdoor Lifestyle & Land~Set on a private, extensive plot, the villa offers complete privacy. The landscaped garden includes mature fruit trees and a vegetable plot, ideal for gardening or enjoying nature. The 12 x 6 m saltwater pool with motorised cover (optional heating) adds luxury, complemented by an outdoor shower and toilet.~The flat terrain is ideal for pets and horses, with ample space for grazing or potential stables. Additional amenities include a dedicated workshop and multiple parking options, including a two-car carport.~~Location~Despite its peaceful countryside setting, the property is just mins from schools and supermarkets. Alicante Airport is approx. 25 mins away, the beaches of Guardamar and La Marina are just 15 mins away. Prestigious golf courses are also nearby, completing the Mediterranean lifestyle experience.~