Villa in Los Balcones Urbanization,
Torrevieja (Alicante)

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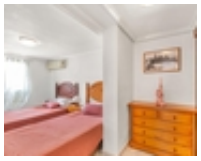
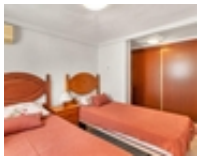
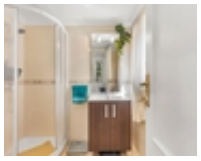
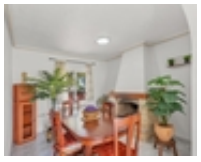
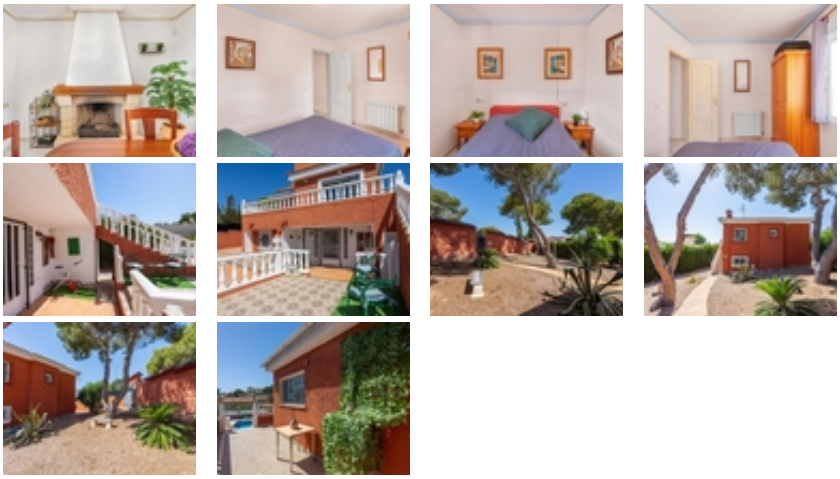








Ref. N:DMRE67/5531
€ 499 000

- Bedrooms: 4
- Bathrooms : 3
- S: 150m^2
- Land: 800m^2
- Design and Interior
  - built-in wardrobes
  - Equiped Kitchen
  - Furniture
- Layout and decoration
  - Fireplace
  - Storeroom
  - Laundry
  - Basement
  - Storage room
- Territory
  - Alarm
  - Barbacue area
- Views
  - View to sea
- Distance



Los Balcones Urbanization, Torrevieja (Alicante)~~Looking for an exclusive property on the Costa Blanca with space for the whole family or rental potential?~We exclusively present this magnificent detached villa located in Los Balcones, one of the most established, peaceful, and sought-after residential areas of Torrevieja. This property stands out for its large, south-facing plot of 800 m², guaranteeing sunshine all year round, and its layout over two floors with separate entrances, ideal for entertaining guests, accommodating several generations, or generating income through holiday rentals.~~? Main Property Features:~Built area: 150 m² distributed over two floors~~Private plot: 800 m² with a low-maintenance Mediterranean garden and automatic irrigation system.~~Bedrooms: 4 spacious bedrooms (with built-in wardrobes and space for double beds).~~Bathrooms: 3 modern bathrooms with walk-in showers (one en suite).~~ Kitchens: Two fully equipped, independent kitchens (one per floor).~~Outdoor areas: Large private swimming pool, sunny terraces, outdoor dining area, awnings, and unobstructed views of the famous Pink Lagoon, where flamingos soar at dawn and dusk.~~Parking: Entrance with electric gate and private parking for several vehicles within the property.~~Year built: 1982 (excellent condition and structural soundness).~~? Flexible Layout: Two Homes in One~The property features an interior staircase connecting both floors, but also has two separate exterior entrances, offering unique versatility:~~Ground Floor (Ideal for guests or rental income): Features a bright living-dining room, separate kitchen, three double bedrooms, and two full bathrooms (one en suite).~~ Upper Floor (Main House): Features a very spacious living-dining room with a fireplace for the winter months, a large separate kitchen, one double bedroom, and one bathroom. From this floor, you can access a southeast-facing terrace, the perfect spot for enjoying breakfast while admiring the sun's reflection on the salt lagoon.~~Los Balcones, Torrevieja: Quality of Life and a Unique Microclimate~Living in Los Balcones is not just about acquiring a home; it's about investing in health and well-being. This established residential area stands out for:~~Torrevieja's Microclimate: Its proximity to the salt flats creates a microclimate unique in Europe, medically recommended for its clean air and average temperatures of 18°C ??(64°F).~~Strategic Location: Just 2 km (1.5 mi) from the Torrevieja University Hospital and 1 km (3.5 mi) from top-tier supermarkets (Mercadona, Dialprix), pharmacies, cafes, and restaurants open year-round.~~ Beaches and Leisure: Less than 5-10 minutes by car from the Blue Flag beaches of Punta Prima and Playa de los Náufragos, and the Habaneras Shopping Centre.~~Golf Paradise: Just minutes from internationally renowned courses such as Villamartín Golf and Las Colinas Golf & Country Club.~~Connectivity: Only 50 km from Alicante-

Elche International Airport (ALC).~~Due to its premium location, large plot, and the flexibility of its two independent floors, this property represents an exceptional investment opportunity in today's international market.~~Would you like to schedule a visit (in person or virtual)? Contact us today and don't miss this fantastic opportunity.~