



**Property type :** Villa

**Location :** Mutxamel

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 3

**Year built :** 2023

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Street Parking

**House area :** 118 m<sup>2</sup>

**Plot area :** 500 m<sup>2</sup>

**Terraces area :** 167 m<sup>2</sup>

**Airport :** 20 mins

**Beach :** 10 mins

**City :** 5 mins

**Golf :** 5 mins

✓ Fast Internet & Phone

✓ Pre-install For Central Heating

✓ Terrace

✓ Mains Electric

✓ Double Glazing

✓ Mains Sewerage

✓ Mains Water

✓ Fenced Plot

## Exclusive Development of Independent New-Build Villas with Private Pool & Modern Finishes

Discover this stunning new development of independent villas, each designed to offer privacy, comfort, and modern elegance. Located in an elevated position with breathtaking views of the mountains, the city of Alicante, and the sea, these villas provide a unique blend of tranquility and accessibility, making them an excellent choice for both permanent living and holiday retreats.

### Property Features

**Spacious Plots:** Each villa sits on a generous plot of approximately 550 m<sup>2</sup>, offering ample outdoor space for relaxation and entertainment.

**Elegant Architectural Design:** A contemporary two-story layout with clean lines, large windows, and high-end finishes, maximizing natural light and scenic views.

**Private Swimming Pool:** Enjoy a private pool, perfect for cooling off on warm Mediterranean days.

**Expansive Solarium:** The rooftop solarium provides a spectacular panoramic view of the sea, mountains, and the Alicante skyline, making it an ideal space for sunbathing, dining, or entertaining.

### Interior Layout:

3 Spacious Bedrooms with built-in wardrobes, designed for comfort and convenience.

3 Modern Bathrooms with high-quality ceramic finishes, walk-in showers, and premium fixtures.

Open-Plan Living Area that seamlessly connects the kitchen, dining, and lounge areas, creating a spacious and inviting atmosphere.

Fully Fitted Kitchen with premium cabinetry, stylish countertops, and designated spaces for high-end appliances.

Floor-to-Ceiling Windows: Maximizing natural light and ventilation while offering stunning exterior views.

Private Garden & Terrace: A perfect space for outdoor dining, barbecues, or simply enjoying the Mediterranean climate.

High-Quality Finishes: Modern porcelain flooring, LED lighting, and energy-efficient installations throughout the home.

### Prime Location – A Perfect Blend of Nature & Convenience

Strategically situated in a prestigious residential area, these villas offer easy access to top local amenities and natural surroundings, including:

1 km from Bonalba Golf Course – An exclusive 18-hole golf course, perfect for enthusiasts and professionals.

3.5 km from the beaches of San Juan and Muchavista – Enjoy some of the most beautiful sandy beaches on the Costa Blanca.

9 km from Alicante City Center – A vibrant city with shopping, restaurants, nightlife, and cultural attractions.

20 km from Alicante International Airport – Providing excellent connectivity to major European cities.

### Why Choose This Development?

☐ Exclusive & Independent Living – No shared spaces, ensuring privacy and tranquility.

☐ Breathtaking Views – Enjoy unobstructed sea, mountain, and city panoramas.

☐ Modern & Energy-Efficient Homes – Designed for luxury, comfort, and sustainability.

☐ Proximity to Key Attractions – Beaches, golf courses, shopping, and Alicante's vibrant city life within minutes.

This exclusive collection of villas offers the perfect combination of modern architecture, scenic beauty, and a prime location, making it an ideal investment for those seeking luxury, comfort, and convenience in the heart of the Costa Blanca.