



**Property type :** Villa

**Location :** La Romana

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2024

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 130 m<sup>2</sup>

**Plot area :** 300 m<sup>2</sup>

**Terraces area :** 10 m<sup>2</sup>

**Airport :** 35 mins

**Beach :** 40 mins

**City :** walking

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Central Heating

✓ Double Glazing

✓ Fenced Plot

✓ Utility Room

✓ Furnished

✓ Mains Electric

✓ Air Conditioning

✓ Walking Distance To Town

✓ Garage

✓ Terrace

✓ Mains Sewerage

✓ Mains Water

✓ Electric Gates

✓ Walking Distance - Restaurant / Bar

✓ Basement

✓ White Goods

#### Twin Villas:

These two charming newly built twin villas in La Romana offer a modern and functional design, ideal for those looking for an elegant and comfortable home. With a total area of 130 square meters each, distributed over a single floor, these properties offer three spacious rooms. The main room, en suite, stands out for its generous 15.67 square meters, while the two additional rooms offer comfortable spaces of 10.80 square meters each. The two full bathrooms ensure comfort and privacy, with the master bedroom bathroom spanning 5.70 square meters and the second bathroom covering 4.35 square meters.

Each villa has a fully equipped kitchen of 13 square meters, equipped with modern appliances including a ceramic hob, oven and extractor fan. The bright living room, with its 32.78 square meters, offers a perfect space for entertaining and relaxing. In addition, a 4.72 square meter gallery provides an additional corner to enjoy quiet moments.

The exterior of the properties is equally impressive, with a 30.73 square meter garage in each one, with capacity for two cars, a 10 square meter terrace in each one, ideal for enjoying the Mediterranean climate, and a 12.50 meter private pool. squares in each one, perfect for cooling off on hot days. Each villa sits on a 300 square meter plot, which includes a private, fenced garden, providing privacy and a tranquil environment to enjoy the outdoors.

#### Extras and construction details:

These two charming newly built twin villas in La Romana offer a modern and functional design, with air conditioning and central heating to guarantee comfort all year round. In addition, they have double-glazed windows for better thermal and acoustic insulation. The interior doors are solid and white, adding a touch of elegance, and are equipped with electric doors for greater comfort and security.

These properties are scheduled for completion by the end of this year 2024, and since only two units are being built, they offer a unique opportunity for those looking for an exclusive home in La Romana.

#### La Romana: A Charming Town in Spain

##### Available services:

Supermarkets and local shops.

Traditional restaurants and bars.

Health centers and pharmacies.

Banks and ATMs.

Schools and educational centers.

##### Traditional holidays:

Fair of the Virgin of the Rosary in October.

San José festivities in March.

Holy Week celebrations.

Patron saint festivities in honor of San Pedro in June.

August fair with cultural and recreational activities.

##### Climate:

Mediterranean climate.

Hot and dry summers.

Mild and wet winters.

Pleasant temperatures during spring and fall.

##### Tourist attractions:

Sierra de la Romana Natural Park.

La Romana Castle.

Hiking and cycling routes.

Local wineries and wine tasting.

Weekly market with fresh products.

Discover The Beauty and Tradition of La Romana!