



**Property type :** Villa

**Location :** La Romana

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Parking :** Driveway

**House area :** 170 m<sup>2</sup>

**Plot area :** 10034 m<sup>2</sup>

✓ Mains Electric

✓ Double Glazing

✓ Air Conditioning

✓ Alarm System

✓ Electric Gates

This superb new villa is between La Romana & Hondon de las Nieves, 15 minutes from Elche and its shopping centre and 25 minutes from the airport. The villa has been built on a 10.034m<sup>2</sup> plot (part of which has been fenced). It has just been completed (2024) and is for sale by the owners. The villa has 170m<sup>2</sup> of living space and comprises a spacious living area with very high ceilings. This space comprises a living/dining room with a semi-equipped kitchen and utility room. The light fittings have already been installed, so you can really appreciate the spaciousness. From this living area, you have a corridor leading to the night area. There are 3 bedrooms and 2 bathrooms (shower). The master bedroom has an en-suite bathroom. The villa has general air conditioning (hot/cold), hot water from a heat pump, irrigation water, internet and an alarm. Access to the villa is via an electric gate. On the plot, there is a 30m<sup>2</sup> garage with electric door, toilet and sink. This space could easily be converted into a studio. There is also a lovely 8x4m swimming pool with pre-installation for a heat pump. The owners also have a licence for a 9x9m carport. If you want to buy new without having to wait for construction, this villa is for you!