



**Property type :** Villa

**Location :** Petrer

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Parking :** Car port

**House area :** 319 m<sup>2</sup>

**Plot area :** 1100 m<sup>2</sup>

**Airport :** 25 mins

**Beach :** 25 mins

**City :** 5 mins

**Golf :** 10 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Air Conditioning
- ✓ Fenced Plot
- ✓ Alarm System
- ✓ Terrace
- ✓ Mains Sewerage

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Solar Power
- ✓ Annexe / Guest House
- ✓ Barbecue
- ✓ White Goods

- ✓ Mains Electric
- ✓ Oil Central Heating
- ✓ Double Glazing
- ✓ Fireplace - Log Burner
- ✓ Utility Room
- ✓ Not Furnished - By Negotiation

This 319 sqm villa, located in the exclusive gated community of Loma Bada in Petrer-Elda, it offers a luxurious and serene lifestyle just 20-25 minutes from Alicante's stunning beaches city and airport. The property features four spacious bedrooms and three modern bathrooms, perfect for families or hosting guests. The villa's main living areas are bright and open, with large windows that allow natural light to flow throughout. The current owners have modernised the villa with a new stunning fitted kitchen and utility room, on the main floor you have 3 double bedrooms a master with ensuite and a family bathroom, stairs lead down to a second living room with new kitchen double bedroom and bathroom with access directly outside making this house perfect for extended family or perfect for guests.

Outside, you'll find a beautiful 10m swimming pool surrounded by a well-maintained garden, ideal for relaxing or entertaining. There is also a carport for convenient parking. For those who love outdoor living, the villa includes a barbecue area and a summer kitchen, designed for alfresco dining and socializing in the warm Mediterranean climate. The villa has all mains services including fibre and although the villa has mains electric you also have a large solar system to reduce your bills along with a water filtration system and central heating for the whole house. Gated community with 24 hour security and easy access to town

The villa boasts a fully-equipped guest house in the downstairs basement, offering added privacy for visitors. This guest suite includes its own kitchen, living room, a bedroom, and a bathroom, making it a perfect space for extended stays.

The combination of modern comforts, outdoor amenities, and its location in the prestigious Loma Bada community make this villa a true gem

Elda-Petrer are two large towns merged into one, with a total population of over 85,000. Located less than 20 minutes drive from Alicante city centre and the beaches, and 20 minutes from Alicante Airport, this town has a thriving footwear industry, as well as wine, agriculture and many other industries. It has all the amenities and supermarkets, such as Carrefour, Aldi, Mercadona, Lidl, Consum and more, as well as a shopping centre, cinema with English movies shown weekly, bowling, English speaking dentists, big international gym, veterinary, weekly markets, fast food outlets, junior schools, high schools, music schools, a theatre, many parks and a huge range of bars and restaurants.

There is also a train and bus station, and a large hospital which covers the area of Elda, Petrer, Monovar, Pinoso, Sax, Novelda, Salinas and surrounding areas, as well as 24h medical centers. Throughout the year Elda and Petrer also have their traditional Spanish Fiestas with parades and musical performances which are renowned around the country, with a magic feeling and were people go out on the streets.