

## ground floor for sale Orihuela Costa, Baix Segura



Discover a unique opportunity to live or invest in one of the most sought-after and desirable areas of the Costa Blanca. This magnificent ground-floor apartment is located in the Altos de Cabo Roig Urbanization, within Pinada Golf Phase II, in a peaceful, well-maintained residential setting surrounded by nature, at the crossroads of Orihuela Costa and San Miguel de Salinas, with excellent transport links to both towns.~~The location is undoubtedly one of its greatest assets. Just minutes away, you'll find the renowned beaches of Cabo Roig and Campoamor, as well as a wide and varied selection of international restaurants, bars, supermarkets, shops, and leisure facilities. Bus stops are very close to the building, making it easy to get around without a car, and shopping centers and essential services are within a pleasant walk. For families with children, the proximity to the prestigious El Limonar International Bilingual School is a significant advantage, offering a high-quality education just a short distance away.~~Golf enthusiasts will especially appreciate this location, as the property is situated next to the Villamartín Golf Course and very close to three other top-tier courses: Las Ramblas, Campoamor, and Las Colinas. Furthermore, the area is known for its multicultural and vibrant atmosphere, enhanced by events such as the popular weekly market in Playa Flamenca, where the area's international character is palpable.~~The apartment is located on the ground floor, making it an ideal choice for people with reduced mobility, families with children, or those who value the convenience of avoiding stairs. It boasts a spectacular private garden of over 70 m2, with open views of the green area and the Rambla Park, offering a pleasant, wooded, and natural setting. This outdoor space offers numerous possibilities: a barbecue area, a play area, a private vegetable garden, or simply a corner to relax and enjoy the Mediterranean climate year-round.~~The property also features a spacious back patio, perfect as a laundry room, drying area, or a safe space for children to play within the property itself. From the communal parking area, you have direct access to the private garden, adding extra convenience. The complex features communal parking spaces, spacious common areas, well-maintained gardens, and a year-round communal swimming pool, perfect for family enjoyment.~~Inside, the apartment offers a functional and comfortable layout. It has a bright living-dining room, a separate kitchen that allows you to cook without cooking odors spreading throughout the house, with direct access to the utility room and the back patio. From the living room, you can access a pleasant front balcony with a staircase leading directly to the private garden, creating a seamless connection between indoors and outdoors. The apartment also includes two spacious bedrooms with built-in wardrobes and a full bathroom, all with good ventilation and natural light, as all rooms are exterior-facing.~~The property is in excellent condition and is being sold furnished, allowing you to move in immediately or easily personalize it to your taste. Thanks to

its location, layout, and ample outdoor space, it is ideal as a permanent residence, a holiday home, or an investment property with high rental demand.~~A home with great potential, in a privileged setting, combining tranquility, amenities, nature, and quality of life. One visit is enough to discover its full potential and fall in love with this home in the heart of Orihuela Costa.

## property details

Spanishestate id: **6324852**  
reference:: **A-2p0056**  
close to/ located: **Orihuela Costa**  
region: **Baix Segura**  
property type: **ground floor**  
rooms: **2**  
property surface: **73 m2**  
surface plot: **70 m2**  
price: **€ 140.000**

## contact

real estate agent: **Innovared**  
name: **Isaac Ruiz Santacruz**  
spreekt: **Dutch, English, French, French, Spanish**  
telefoon: **+34622565029**