

## villa for sale Mutxamel, Alacantí



Located in one of Mutxamel's most sought-after residential areas, this single-level detached villa sits in Las Paulinas – La Almajada (AlmajadaRavel area), a well-established neighbourhood of quality villas where peace, privacy and easy access to Alicante and the coast are key.~~With 440 m<sup>2</sup> built on a generous 2,400 m<sup>2</sup> plot, the home is designed for comfortable, practical everyday living. The main house offers 4 spacious bedrooms and 2 bathrooms, including a master suite with an ensuite bathroom and a large walk-in wardrobe. Bedrooms feature hot/cold air conditioning, and the property benefits from gas central heating for year-round comfort.~~The living areas are ideal for both family life and entertaining, featuring a large modern kitchen with a stone worktop and a welcoming lounge with a wood-burning fireplace. This flows out to a substantial covered porch, perfect for shaded dining and relaxing while enjoying the serene surroundings.~~Outside, the beautifully maintained Mediterranean garden creates a private oasis. The swimming pool is the centrepiece of the plot, supported by a convenient exterior toilet for pool days. An outdoor kitchen completes the lifestyle, making alfresco gatherings effortless.~~A key highlight is the independent guest apartment with an additional bedroom, bathroom and extra toilet—ideal for visitors, extended family, or a more flexible use of space. The property also includes a large storeroom and additional outdoor seating areas.~~Strategically positioned, the home is only a few kilometres from Playa de San Juan (around 8 km) and offers convenient access to the wider Alicante area, balancing a calm residential setting with proximity to amenities, schools and leisure.~~Contact us to arrange your viewing. Single-level villas with this level of privacy, plot size and a separate guest apartment are rarely available in Las Paulinas – La Almajada.

### property details

Spanishstate **6374281**  
id:  
reference:: **05472**  
close to/ located: **Mutxamel**  
region: **Alacantí**  
property type: **villa**  
rooms: **5**

### contact

real estate agent: **Quo Inmobiliaria**  
name: **not available**  
spreek: **not available**  
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property surface:	<b>442 m2</b>
surface plot:	<b>2463 m2</b>
price:	<b>€ 775.000</b>