

## villa for sale Polop, Marina Baixa



Aila Homes presents 36 exclusive luxury villas in Polop, Alicante.~~Priced from €649,000 and with a built area of 139 m2 (121.69 m2 usable), this move-in ready home boasts a southeast orientation and stunning views of the surrounding mountains and bay.~~The property features three spacious bedrooms and three full bathrooms, offering comfort and complete privacy.~~Enjoy the fresh air on your private 7 m2 terrace or relax by your personal pool, located within a gated community surrounded by nature; ideally situated near towns such as Altea, Benidorm, and La Nucia.~~Every detail has been meticulously considered, from the windows and doors to the electrical system tailored to your specific needs. The villa also includes Mediterranean gardens adorned with native plants and modern amenities such as automated blinds and aérothermal heating and cooling.~~Specifications:~Structure;~Reinforced concrete structure complying with current regulations and seismic design.~~Walls and Façade~Walls constructed with double brick partitions, an air gap, and high-density thermal and acoustic insulation for maximum comfort, energy savings, and insulation.~High-density thermal and acoustic insulation in exterior partitions, interior and exterior floors, pillars, and perimeter slabs.~Façade stuccoed with a scraped, single-layer mortar finish and plastic paint, and natural-finish porcelain stoneware cladding on facade details.~~Floor and Wall Finishes~High-quality porcelain tile flooring throughout the house. Non-slip porcelain tile flooring on the porch and terraces. Smooth paint throughout the house with decorative tile elements in the living room.~~Exterior and interior joinery~Exterior joinery in PVC, tilt and turn. Double glazing~ClimaGuard® Premium type: maximum comfort in winter and summer.~Filters the sun's heat in summer and blocks heat loss in winter. Armored front door with security lock and panoramic peephole. Interior doors lacquered in white. Lacquered wardrobes, lined inside and with drawers in all bedrooms.~~Kitchen: Equipped with upper and lower cabinets, quartz countertop, stainless steel undermount sink, and decorative ceiling-mounted range hood. Connections for oven, dishwasher, washing machine, and dryer. Separate laundry area in Villa Marina Baja.~~Sanitary Installations: Domestic hot water system via aérothermal heating with a 150-liter tank. Wall-hung toilets with concealed cisterns in all bathrooms and the guest toilet. Bathroom vanities with mirrors, lighting, and faucets. Hydromassage column in Bathroom 1 and shower columns in the remaining bathrooms. Plumbing shut-off valves in all wet rooms~~Telephone, internet, and TV points in all bedrooms and the living room.~Video intercom.~~Special features~Automated blinds in the living room, kitchen, and bedrooms.~Underfloor heating in all bathrooms. Pre-installation for air conditioning (ductwork installed in the false ceiling), with outlet grilles in all rooms. Ventilation with independent outlets in the wet rooms.~~Exterior area~Individual plot enclosure with block and metal fencing. Finished Mediterranean-

style garden: artificial turf, ornamental gravel, palm trees, and vegetation. Private 7 x 3 m swimming pool included: glass mosaic lining, filtration system, lighting, controls, and chlorination. Beach area. Shower included.~Optional solarium.  
~Perfectly waterproofed roof with high-density thermal and acoustic insulation, finished with non-slip flooring and artificial turf.~Glass railing details. Light and water point. Shower included.~

## property details

Spanishestate **6384754**  
id:  
reference:: **VILLA000157**  
close to/ located: **Polop**  
region: **Marina Baixa**  
property type: **villa**  
rooms: **3**  
property surface: **139 m2**  
surface plot: **- m2**  
price: **€ 649.000**

## contact

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