

## 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 movein 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 athermal 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 highdensity thermal and acoustic insulation for maximum comfort, energy savings, and insulation.~Highdensity thermal and acoustic insulation in exterior partitions, interior and exterior floors, pillars, and perimeter slabs.~Façade stuccoed with a scraped, singlelayer mortar finish and plastic paint, and naturalfinish porcelain stoneware cladding on facade details.~~Floor and Wall Finishes~Highquality porcelain tile flooring throughout the house. Nonslip 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 ceilingmounted range hood. Connections for oven, dishwasher, washing machine, and dryer. Separate laundry area in Villa Marina Baja.~~Sanitary Installations: Domestic hot water system via athermal heating with a 150liter tank. Wallhung 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 shutoff 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. Preinstallation 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

Mediterraneanstyle 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 highdensity thermal and acoustic insulation, finished with nonslip flooring and artificial turf.~Glass railing details. Light and water point. Shower included.~

## property details

Spanishstate **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

real estate agent: **Aila Homes**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34660085742**