



## listing



### Στοιχεία μεσίτη

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Όνομα:            | Spain Property Shop                                                     |
| Όνομα εταιρείας:  |                                                                         |
| Χώρα:             | Spain                                                                   |
| Experience since: | 1989                                                                    |
| Τύπος υπηρεσίας:  | Selling a Property                                                      |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                                |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Other                |
| Τηλέφωνο:         | +34 (965) 322-270                                                       |
| Languages:        | English, French, Italian, Romanian, Spanish                             |
| Site:             | <a href="https://spainpropertyshop.es">https://spainpropertyshop.es</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 243,949.26 |

### Τοποθεσία

|               |            |
|---------------|------------|
| Χώρα:         | Spain      |
| Δημοσιεύθηκε: | 08/09/2026 |
| Περιγραφή:    |            |

We present this Gem of a Bungalow, a one level house, with 2 Bedrooms, Sun Room & Roof Solarium, in the sought after location of Blue Lagoon! Located just a 2 min walk to the first few bars! and 3 mins to the 24/7 mini market - 10 min walk to Villamartin Plaza Externally: You have a small front garden, North East Facing, ideal to escape the Sun on these hot days! BUT the lovely rear garden, is South East Facing, although a Sun trap for those who love the Sun, there is a fantastic snug area, where you can chill out and enjoy the summer without being in that direct heat. or perhaps you'd turn this into a Bar! Also as you'll see in the photos, there is an area of Good Quality Artificial Grass area. Whilst there is no pool, look at our drone footage, to see what other neighbours have done. In the rear garden, if you were to open up the Ballustrades, making one area, this garden would transform in size and give room for a full size pool or a smaller plunge pool (very approx cost is anything from €12-20,000 \*depending on so many factors) Roof Solarium - for the real Sun worshipers, or, to catch a better winter sun. Entering the property: As you enter, you're walking into a Glazed Terrace area. Perfect for sitting in from the Sun and ideal for winter, outside living away from the chill. This area, could easily, subject to planning permissions, be extended, to use as additional inside space, extending the kitchen & Lounge area and still at the side, you could have that remain as an indoor area, so not losing that ability to have a sun room. Walking into the house,



you're entering the Double Glazed French doors, open plan, Lounge, Kitchen, dinning area. The Kitchen is spacious and modern, with a side door to the rear Garden. The Lounge has Air conditioning. To the rear of the lounge you have the Master Bedroom, with Airconditioning unit. 2nd Bedroom and Bathroom. Community fees: €130 a year (as no pool or Gardens) IBI - SUMA €319.42 (Council tax) LOCATION: Blue Lagoon is a sought after area for a few reasons. Lots of Bungalows, for people that prefer, one level living. Also, it's so close to everything. 5 minutes to Padel courts - 5 minutes to Greenlands Mini golf. Just 2 minutes walk, you have a few local Bars and restaurants, including 5 mins away, Bar 22 and RJ's \*formally Captain Morgans 3 mins walk to the 24/7 mini market 10 min walk to Villamartin Plaza 5 mins walk to the Bars of Sliders, Boris's (great for playing pool or Darts, Tv's for Sports) and many other Bar. Restaurants include, 2 Chinese, 1 Indian and the Fabulous Greek Tavern! There are also 4 Championship Golf Courses within a few minutes drive of the property, with Villamartin being the closest. There is a long canal that runs through Las Ramblas to areas such as Villamartin, San Miguel De Salinas. Ideal to walk to locations and also a great Cycling route. La Fuente is a commercial area, full of Shops, Bars & Restaurants. You will also find the supermarkets of Aldi and Mercadona. This is all a 2 minute drive from the property. La Zenia Boulevard, housing over 150 shops, Bars & Restaurants is just a 5 minute drive away! The Stunning Beaches of Costa Blanca are on your doorstep! less than 8 minutes drive. **Property Disclaimer** The property details provided are for guidance purposes only. Whilst every effort is made to ensure that the information provided is accurate and up to date, we cannot guarantee its accuracy or completeness. Property descriptions, measurements, photographs, prices, availability and other details are subject to change and may be amended or withdrawn without prior notice. Owners of the properties, provide information but may not always be accurate. Prospective purchasers are advised to verify all information and details relating to the property independently via their lawyer, before proceeding with a purchase. The information provided does not constitute part of any contract or offer, and the agency accepts no liability for any errors, omissions or changes to the information provided.

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 2       |
| Μπάνια:                       | 1       |
| Τελειωμένα τετραγωνικά πόδια: | 70 τ.μ  |
| Μέγεθος αυλής:                | 224 τ.μ |

## Lease terms

Date Available:

## Contact information

IMLIX ID: AG19MLSC8523630



# IMLIX

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