



listing



Information de l'agent

Nom:	ProCare Estates
Nom de compagnie:	
Pays:	Espagne
Experience since:	
Type de service:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
Téléphone:	+34 (865) 661-012
Languages:	Dutch, English, French, German, Spanish
Site web:	https://procareestates.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 615,196.24

Location

Pays:	Espagne
Adresse:	Campoamor
Soumis:	29/07/2026

Description:

Situated on an impressive 910m² plot in the highly sought-after residential area of Lomas de Don Juan, Orihuela Costa, this bright and exceptionally spacious five-bedroom detached villa offers the perfect combination of generous living accommodation, outstanding outdoor space, and an enviable location. Within easy walking distance of the popular commercial centre at Lomas de Cabo Roig and just a short drive from the area's beautiful golden sandy beaches, this is an outstanding property for both permanent living and luxury holidays.

The expansive plot has been thoughtfully designed to create an attractive, low-maintenance outdoor environment that can be enjoyed throughout the year. There is ample off-road parking for several vehicles, a large storage shed with a covered seating area (currently used as a carport), a private swimming pool, and a variety of sunny and shaded terraces, providing the ideal setting for relaxing, entertaining, and making the most of the Mediterranean climate.

The villa itself is equally impressive, offering approximately 220m² of beautifully presented living



space arranged over two floors.

The ground floor welcomes you with a bright entrance lounge that provides access to the main living areas. This floor features two generous double guest bedrooms, a beautifully appointed contemporary family bathroom, and a stunning modern kitchen complete with extensive worktops, ample storage, and direct access to the pool terrace, making indoor-outdoor living effortless.

An internal staircase leads to the first floor, where you'll find a spacious second lounge and seating area, creating a wonderful additional living space for family and guests. This floor also offers three further double bedrooms together with a stylish family bathroom.

Leading from the upper floor is a large sweeping sun terrace, while an external staircase takes you to a fabulous rooftop solarium. Complete with a useful storage room, this elevated space enjoys open views across the surrounding area and towards the Mediterranean Sea, offering the perfect place to relax in complete privacy or entertain while enjoying the spectacular scenery.

With its substantial plot, generous accommodation, and superb central location close to beaches, golf courses, shopping facilities, restaurants, and everyday amenities, this exceptional villa represents a fantastic opportunity to own a spacious family home on the Orihuela Costa. Equally suited as a luxurious permanent residence, an impressive holiday home, or a high-quality investment property, this is a home that truly needs to be viewed to be fully appreciated.

Buyer Information: The property's official tax value (Valor de Referencia) is €732,249.18. Buyers should note that, under current Valencian Community regulations, property purchase tax (ITP) is generally calculated on the higher of the purchase price or the tax value. Buyers should take this into account when estimating acquisition costs and confirm the applicable taxes with their solicitor.

Lomas de Don Juan is a well-established residential area on the Orihuela Costa, ideally located between Campoamor, La Zenia, and Cabo Roig. Its central position provides easy access to some of the Costa Blanca South's most popular beaches, golf courses, and shopping facilities, making it an excellent choice for both holidaymakers and permanent residents.

The area is close to a wide range of amenities, including supermarkets, restaurants, cafes, bars, pharmacies, and medical services, while the renowned La Zenia Boulevard shopping centre is just a short drive away. The beautiful sandy beaches of Campoamor, Cabo Roig, and La Zenia can be reached in around 5 minutes by car (approximately 3–4 km).

Golf enthusiasts are particularly well catered for, with several championship courses nearby, including Real Club de Golf Campoamor, Las Ramblas Golf, and Villamartín Golf, all within 5–10 minutes' drive. The area also enjoys excellent road connections via the AP-7 motorway, with Alicante International Airport approximately 45–50 minutes away (around 70 km) and Murcia International Airport around 40–45 minutes away (approximately 60 km).

Offering a peaceful residential atmosphere while remaining close to the coast and every convenience, Lomas de Don Juan is a highly desirable location that is equally well suited to holiday homes, rental



investments, and year-round living.

Disclaimer:

The information provided within the sales particulars, while regarded as correct, serves as a general reference and does not create any offer or contractual obligations. Prospective buyers should not rely on the particulars as statements of representation of fact and should verify through personal inspections and legal checks. Any furniture, electrical appliances, white goods, or air conditioning units that accompany the sale are offered as pre-owned items without warranties. Images included are for informational purposes only, and it should not be assumed that any depicted items are part of the sale with the property.

Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	220 m ²
Dimesions du lot:	910 m ²

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID:	CL-44585
-----------	----------

