



## listing



### Agent Info

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Naam:             | ProCare Estates                                                     |
| Bedrijfsnaam:     |                                                                     |
| Mistlampen:       | Spain                                                               |
| Experience since: |                                                                     |
| Service Type:     | Selling a Property,<br>Buying a Property                            |
| Specialties:      | Buyer's Agent, Listing Agent                                        |
| Property Type:    | Apartments, Houses,<br>Commercial Property,<br>Land lot, Other      |
| Telefoon:         | +34 (865) 661-012                                                   |
| Languages:        | Dutch, English, French,<br>German, Spanish                          |
| Website:          | <a href="https://procareestates.com">https://procareestates.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 305,273.76 |

### Locatie

|                             |             |
|-----------------------------|-------------|
| Aanbevolen Auto Onderdelen: | Spain       |
| Adres:                      | Villamartin |
| Geplaatst:                  | 23-09-2026  |
| Omschrijving:               |             |

Superb Detached Villa with a Self-Contained 3-Bedroom Apartment in Villamartin!

We are delighted to present this spacious and beautifully presented five-bedroom detached villa, located within the established and popular residential development of Montegolf IV, Villamartin. Ideally positioned just a short distance from Villamartin Golf Course and the vibrant Villamartin Plaza, the property offers an excellent combination of space, flexibility and convenience.

The Montegolf development is a well-established residential community comprising a mixture of nationalities, with both permanent residents and holiday homeowners. The development benefits from two large communal swimming pools, while the surrounding area offers a fantastic selection of restaurants, bars, shops, golf courses and other amenities. The beautiful Mediterranean coastline and beaches are also within easy reach.

The villa occupies a generous yet easy-to-maintain plot, making it equally suitable as a permanent home, holiday property or investment. To the front is a private driveway, with garden areas to both sides and a



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large tiled garden to the rear. There is plenty of storage, together with a covered seating area and designated barbecue space, creating a great setting for outdoor dining and entertaining.

One of the property's main attractions is its versatile two-storey layout. Each floor currently provides completely independent accommodation with its own entrance, making this an ideal property for large families, extended family or those looking for rental potential. The two floors could also be connected internally by installing a staircase, subject to the necessary works and permissions, creating one impressive five-bedroom family home.

The upper floor provides the main living accommodation. Upon entering, you are welcomed by a pleasant porch area leading into a bright and spacious lounge-diner. With both a fireplace and air conditioning, this is a comfortable living space throughout the year.

There is a generous main bedroom with its own en-suite bathroom, a further guest bedroom and a family bathroom. The upgraded kitchen offers plenty of workspace, additional storage and quality appliances. From the kitchen, you access a covered and glazed sun terrace, providing the perfect place to relax, dine or enjoy the sunshine.

The upper floor also benefits from a utility room and an external staircase leading to a large rooftop solarium. Offering wonderful views across the development and towards the Mediterranean Sea, this is an excellent additional outdoor space for sunbathing, entertaining or simply enjoying the Spanish sunshine.

The lower level is a particularly impressive feature of the property and comprises a fully furnished and equipped three-bedroom apartment. This spacious accommodation includes a large fully fitted kitchen, a generous lounge-diner, guest WC and a large family bathroom with a walk-in shower.

With three bedrooms and its own independent entrance, the lower apartment provides genuine separate accommodation, making it perfect for guests, extended family or potential rental income.

The property is presented to a very high standard throughout and benefits from quality furniture, fixtures and fittings. It is offered for sale furnished, subject to offer, allowing the new owner to enjoy the property immediately.

Key features include:

- Five bedrooms, including a separate three-bedroom apartment
- Rooftop solarium with Mediterranean Sea views
- Covered and glazed sun terrace
- Private driveway, gardens, barbecue area and ample storage
- Air conditioning, gas water heaters and mosquito blinds
- High-quality furniture, fixtures and fittings
- Two communal swimming pools
- Close to Villamartin Golf Course, Villamartin Plaza, beaches and local amenities
- Energy Performance Rating: D



With its spacious accommodation, independent apartment, excellent outdoor areas and flexible layout, this is a property that offers exceptional versatility. Whether you are looking for a permanent residence, a spacious holiday home or an investment with rental potential, this fantastic villa in Montegolf is certainly worthy of an early viewing.

Villamartin has a wide selection of services and amenities to hand along with the wonderful golf courses of Las Ramblas, Las Colinas, Campoamor and the world famous course of Campo De Golf Villamartin which was home to the 1994 Mediterranean Open.

Just a short drive will bring to you the shopping centre of Zenia Boulevard where you have a wide selection of high street retailers including Zara, Primark, Massimo Dutti, H&M, Bershka, Mango, Decathlon and many more. There is also a food quarter on the top tier where you have a choice of Spanish and international restaurants to choose from.

There are several beaches nearby – Playa Flamenca and La Zenia being two of the nearest. The weekly street market in Playa Flamenca is also situated close by, here you can purchase some wonderful fresh produce along with a range of local goods.

Villamartin is widely known for its central Plaza which is situated close to Villamartin golf course.

The plaza has been tastefully decorated with palm trees which provide a temporary home for some bird species including the African Ring Neck Parrot! The plaza remains open all year round and offers a great choice of amenities including, shops, banks, supermarkets, bars, restaurants along with a regular bus service which provides easy access to the rest of the coast along with the larger towns of Guardamar Del Segura and Torrevieja.

The school of El Limonar is also located in Villamartin – an international school which teaches in both English and Spanish.

Given its close proximity to two airports (Alicante and Covera both approx 45 mins.) Villamartin is an ideal place for both holidaying and permanent living alike.

#### 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.

#### **Algemeen**

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 5                  |
| Badkamers:                  | 3                  |
| Afgewerkte vierkante meter: | 145 m <sup>2</sup> |



# IMLIX

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

CL-61571

