



## listing



### Informações do Revendedor

Name:	ProCare Estates
Nome da Empresa:	
País:	Espanha
Experience since:	
Tipo de Serviço:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
Telephone:	+34 (865) 661-012
Languages:	Dutch, English, French, German, Spanish
Website:	<a href="https://procareestates.com">https://procareestates.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 650,000

### Localização

Country:	Espanha
Address:	Rafal
Adicionado:	04/03/2026

#### Informação adicional:

The Sovereign Estate | A Masterpiece of Botanical Luxury & Autonomy

An Exclusive Oasis in the Heart of the Vega Baja Citrus Groves

Location: El Mudamiento (Orihuela), Alicante

Plot Size: 5,271.20 m<sup>2</sup>

Total Constructed Area: 172.28 m<sup>2</sup> + 32 m<sup>2</sup> Saltwater Pool + Rooftop Solarium

Price: €650,000

Status: 2026 Fiscal Clearance | Debt-Free Guarantee

The Estate: A Sanctuary of Privacy & Nature

Set within a tranquil residential enclave of just 20 exclusive residences, this estate offers a rare combination of absolute privacy and logistical excellence. Bordered by the Arroba de San Bartolomé, the property enjoys permanent, unblockable vistas across the emerald citrus valley toward the majestic Sierra de Callosa mountains.

The Botanical Collection: The grounds are a living masterpiece of Mediterranean and arid-climate landscaping:



📌 The Palm Grove: Over 70 mature, stately palms create a regal, park-like atmosphere.

📌 The Orchard: Productive Olive trees and fragrant Orange groves, offering a private harvest and the seasonal scent of orange blossom (Azahar).

📌 The Green: Expansive, manicured grass areas and sculptural, meters-high cacti.

**The Residence: Architectural Versatility**

The compound is designed as four independent, legally registered structures, offering a sophisticated lifestyle for those who value space for guests, work, and leisure:

📌 Primary Villa (119.84 m<sup>2</sup>): A single-story residence featuring high-ceilinged interiors, a 19.84 m<sup>2</sup> covered terrace, and a massive rooftop solarium for panoramic sunset viewing.

📌 Executive Office (22.23 m<sup>2</sup>): A detached, sound-insulated professional suite&mdash;the ultimate sanctuary for remote global management.

📌 Guesthouse / Garage (20.28 m<sup>2</sup>): A flexible detached structure for visitors or the storage of luxury vehicles.

📌 Summer Kitchen (9.93 m<sup>2</sup>): A dedicated "Cocina-Barbacoa" pavilion overlooking the terrace.

**Technical Sovereignty: High-End Infrastructure**  
Engineered for total operational independence, this property remains fully functional and comfortable regardless of external conditions:

📌 Water Sovereignty: A private groundwater well for the estate's greenery and an on-site purification plant for crystal-clear domestic water.

📌 Energy Security: High-efficiency oil central heating and gas-fired water systems, supplemented by a dedicated Diesel Generator for uninterrupted power during rare weather events.

📌 Aquatic Wellness: A 32 m<sup>2</sup> private saltwater pool utilizing an advanced salt-chlorination system for a chemical-free, skin-friendly experience.

📌 Advanced Security: Professional 24/7 camera alarm system with global remote access and movement-activated perimeter lighting.

**Logistical Connectivity: The Golden Triangle**

📌 3 Mins: Rafal City Center (Supermarkets, Pharmacies, Schools).

📌 9 Mins: Vega Baja University Hospital (Tier-1 Healthcare).

📌 12-15 Mins: Vistabella Golf & the 5-star La Finca Golf Resort.

📌 25 Mins: The protected dunes and golden sands of Guardamar Beach.

📌 35 Mins: Alicante International Airport.

**Legal & Fiscal Excellence**

📌 Fiscal Transparency: As of 2026, the property is confirmed fully debt-free. All historical taxes and registry fees are settled in full, ensuring a seamless transaction.

📌 Full Registry Compliance: 100% of the construction and the pool are fully documented via the Obra Nueva registration (CRU 03048000886177).

📌 Permit Regularization: The property is in the final administrative stage of a comprehensive building permit update, ensuring 2026 urbanistic compliance for the new owner.

**Unique Selling Propositions (USPs)**  
1. 2. 3. 4. 5. Total Resource Independence: One of the few properties in the region combining a private well, water filtration plant, and backup power generator for a true "off-grid luxury" experience.

**Permanent Privacy Buffer:** Bordering a protected irrigation artery ensures that no



future construction can ever obstruct your mountain views or invade your privacy.  
The "20-Home" Enclave: An ultra-low density neighborhood that guarantees quietude and a sense of community without the overcrowding of typical coastal developments.

Aromatic Micro-Climate: Positioned in a citrus-heavy corridor, the property benefits from naturally purified air and the famous Vega Baja micro-climate, ideal for respiratory health and outdoor living.

Multi-Structure Versatility: Unlike standard villas, the four-building layout allows for a "Home/Office/Guest" separation that is increasingly sought after by high-net-worth individuals.

## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	148 m <sup>2</sup>
Tamanho do lote:	5000 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: SL-80326

