



**Property type :** Detached Villa

**Location :** Orihuela Costa

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**House area :** 176 m<sup>2</sup>

**Plot area :** 143 m<sup>2</sup>

**Airport :** 53 Km

 Airconditioning

 Solarium

 Gymnasium

Discover this exclusive residential complex of detached and semi-detached villas in one of the most sought-after areas of the Costa Blanca South. Located in the prestigious Orihuela Costa, this project offers a contemporary and elegant design, with high quality finishes and a privileged location close to the best beaches, golf courses and services in the area. Each villa has been carefully designed to offer comfort, privacy and a Mediterranean lifestyle in a modern and functional environment. The homes have open and luminous spaces, private terraces and a careful distribution that maximizes the entrance of natural light. La Zenia is the perfect place to enjoy the sunny climate, with more than 320 days of sunshine a year and an average annual temperature of 20°C.



### OUTDOOR AREAS

The exterior design of the villas stands out for its modern architecture and clean lines, combining natural materials and neutral tones to integrate perfectly with the Mediterranean environment: Private plot with a landscaped design that combines natural grass, Mediterranean plants and seating areas. Private swimming pool of modern design, with lighting system and non-slip pavement around it. Private garden with landscaped areas that offer privacy and a cozy atmosphere. Private solarium on the upper floor, ideal for enjoying the views and sunny weather. Private basement, offering additional space for storage or use as an entertainment room. Private parking space, with direct access from the house.

### INDOOR AREAS

The interior of the villas has been designed to maximize comfort and functionality, with a modern layout and top quality finishes: Spacious open plan living-dining room with large windows providing direct access to the terrace and garden. Fully fitted open plan kitchen with modern furniture, high end appliances and top quality porcelain stoneware worktop. 3 spacious bedrooms, all with fitted closets and direct access to the outdoor terraces or solarium. 2 spacious bathrooms, all with designer sanitary ware, tempered glass shower screens, top of the range bathroom fittings and modern bathroom furniture. 2 complete bathrooms with designer sanitary ware, tempered glass shower screens, high-end taps and modern bathroom furniture. Master bedroom with en-suite bathroom and direct access to the outdoor terrace. Fully installed ducted air conditioning system (hot/cold). Multifunctional basement that can be used as storage space, gym or leisure area. □ Low consumption LED lighting throughout the house, which provides a warm and cozy atmosphere. □ Large windows with aluminum carpentry with thermal bridge break, which offer thermal and acoustic insulation.

### COMMON AREAS

This residential complex is designed to offer a comfortable and exclusive lifestyle, with access to a wide variety of services and amenities: Communal swimming pool surrounded by landscaped areas. Children's play area for the entertainment of the little ones. Pedestrian paths and bike lanes within the complex for walking and exercise. Private access and security throughout the development, guaranteeing privacy and tranquility.

