

**Property type :** Detached Villa**Swimming pool :** No**House area :** 165 m²**Location :** Polop**Plot area :** 400 m²**Bedrooms :** 3**Airport :** 66 Km**Bathrooms :** 3

Gymnasium



Located in a privileged enclave in the spectacular surroundings of Monte Ponoig, this new development offers 36 detached villas with spacious plots and panoramic sea and mountain views. The development has two types of villas, both designed with state-of-the-art materials and high quality finishes. These homes stand out for their class A energy efficiency, guaranteeing low consumption and a high level of comfort. Each villa has 3 bedrooms, 3 en-suite bathrooms and a guest toilet, as well as large outdoor spaces such as terrace, porch, private swimming pool and parking area. Designed on a single floor, these homes combine modernity, functionality and sustainability in a unique natural environment.

OUTDOOR AREAS

Plots from 351 m², offering ample outdoor space. Private 7x3 m swimming pool with beach area, ideal for enjoying the Mediterranean climate. Covered porch and large terrace, designed to maximise outdoor comfort. Private parking space within the plot. Elevated location, providing spectacular sea and mountain views. Optimised energy efficiency with 3 photovoltaic panels installed.

INDOOR AREAS

Large open spaces with a fluid distribution between the living room, dining room and kitchen. Modern kitchen with high quality finishes and direct access to the outdoor area. 3 en-suite bedrooms, all with private bathrooms and large windows that let in natural light. Designer bathrooms, equipped with underfloor heating for greater comfort. Motorised blinds in living room, kitchen and bedrooms for greater comfort and security. Pre-installation of ducted hot/cold air conditioning, ensuring energy efficiency and thermal comfort at any time of the year. Domestic hot water by aerothermal heating, reducing energy consumption and optimising the use of sustainable resources.

COMMON AREAS

This exclusive residential complex is located in one of the highest areas of Monte Ponoig, offering a perfect combination of tranquillity, nature and proximity to essential services. Residents will be able to enjoy: Breathtaking sea and mountain views. Nature trails and mountain routes nearby, ideal for sports and nature lovers. Access to services and shops within a few minutes' drive. Exclusive residential environment, with a modern and sustainable design urbanization. This development is the perfect opportunity for those looking for a detached villa with contemporary design and efficient technology in a privileged location. Whether you are looking for a permanent residence or a second home, these villas offer comfort, privacy and a unique setting on the Costa Blanca.

POLOP DE LA MARINA

Polop, in the province of Alicante, is a charming village nestled between mountains and with panoramic views of the sea. Although it is not a mass tourist destination, its appeal lies in its natural surroundings and its Mediterranean charm. Tourism in Polop focuses on its old town, with cobbled streets and historical monuments such as the Church of San Pedro. Its natural surroundings are conducive to outdoor activities such as hiking and cycling. The lifestyle in Polop is tranquil and rooted in rural life. The inhabitants value tranquillity and community life, celebrating local festivities and promoting cultural activities. The gastronomy is based on typical dishes of the region, with fresh local produce. Polop offers a serene and rural atmosphere for those seeking a quiet life in a natural environment, enjoying the panoramic views and the essence of Mediterranean life in the province of Alicante.

